



Habitat Management and Monitoring Plan

Land off Lime Walk, Long Sutton, Spalding, PE12 9HG

Seagate Homes

Status	Issue	Name	Date
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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 174 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 Limited was commissioned to produce a Biodiversity Net Gain Management Plan (BNG MP) for the proposed development at Land off Lime Walk, Long Sutton, Spalding, PE12 9HG (hereafter referred to as the site).

The site has been subject to the following previous ecological assessment of relevance to this report:

- Defra Biodiversity Metric 4.0.
- Preliminary Ecological Appraisal (“PEA”; Arbtech Consulting Ltd, August 2023).
- Biodiversity Net Gain report (Arbtech, September 2023).

1.2 Project Description

The proposals are for the construction of 48 new dwellings. A proposed development plan is provided in **Appendix 1**.

1.3 Site Context

The site is located at National Grid Reference TF 43125 23637 and has an area of approximately 1.5ha comprising a ruderal overgrown previously arable field (with crops cleared earlier in 2023), scattered trees and scrub. It is surrounded by arable fields and residential properties in all directions. There is a construction site adjacent to the site which is constructing residential properties. There are a small number of drainage ditches within the landscape, to the north-west of the site, the access path into the site goes over a culverted section of the drainage ditch. The town of Long Sutton and the urban sprawl associated with the town is situated south of the site. A site location plan is provided in Appendix 2.

1.4 Scope of This Report

The aims of this BNG HMMP are to provide ecological enhancement and management prescriptions to ensure the anticipated BNG is achieved in accordance with previous ecological assessments undertaken at the site. Specifically, this report aims to provide definitive detail with regards to a 30-year management plan to ensure the effective installation and long-term success of proposed habitat creation. As such, this report aims to provide sufficient detail to support the discharge of the suggested planning condition.

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 PEA (Arbtech, 2023).

2.1 Habitats Recorded on Site

The site is characterised by arable field habitat, arable field margin habitat, modified grass, scattered bramble scrub and scattered trees.

2.2 BNG and Proposed Habitat Creation

Proposals for the site comprise the creation of modified grass, neutral grass, a pond, ground-based green walls, urban trees and native hedgerows.

Proposed habitats can be seen on the plans in **Appendix 1**.

2.3 Scope for Mitigation and Management

Habitat creation

Through the proposed delivery of habitats detailed above, the development will result in a 33.78% net gain for area-based habitat units and a 100% net gain (from a baseline of zero) for linear-based hedgerow units.

Section 3 of this report details specific creation / installation and management measures to ensure that the proposed new landscaping is appropriately retained / created / maintained and species-specific enhancement measures are secured for the 30-year management term. Where conditions are applicable to proposed habitats, details on compliance with BNG condition criteria are provided.

3.0 Biodiversity Net Gain Management Plan

3.1 Persons Responsible

Persons responsible, lines of communication, and remediation implementation detail is provided below in **Table 1**.

Table 1: Persons responsible, lines of communication, and remediation

Mitigation	Specification
Persons Responsible and Lines of Communication	A Development Biodiversity Champion will be selected for the construction phase of the development. The Development Biodiversity Champion will be someone with significant influence during construction, such as the contract/project manager or landowner. 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. The Development Biodiversity Champion will inform the project ecologist of the commencement of enhancement installation works and provide updates where necessary. Once the ecological enhancements have been installed/created, a Post-Development Biodiversity Champion will be allocated who has influence on site once the development is complete. The Post-Development Biodiversity Champion role will be assigned to the Regional Maintenance Manager, who will be responsible for ensuring all recommended management is undertaken and any associated remedial measures are completed where necessary.
Post-Development Site Visits	A post-development site visit by a Suitably Qualified Ecologist (SQE) will be undertaken to confirm the successful installation/creation of the biodiversity enhancements no more than one year following installation/creation. A report will be produced by the SQE detailing the results of the site visit and any remediation requirements. Where remediation is necessary, i.e. if the biodiversity enhancements have not been installed to a satisfactory standard, further evidence will need to be provided proving implementation. Depending on the scale of the remediation requirements, this will require 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 the first site visit by the SQE. Ongoing assessment of the habitat creation and management measures will be undertaken, whereby the site will be subject to an inspection by a SQE at years 2,5,10,15,20,25 and 30. The inspections should be undertaken during the optimal botanical survey window (May - August) to provide the best assessment of habitat types and conditions. A report will be produced by the SQE after every inspection, detailing the results of the survey and any remediation requirements necessary. The Post-Development Biodiversity Champion will be responsible for ensuring that the site is inspected by a SQE at the appropriate timings set out above and will also be responsible for implementing any remediation measures identified by the SQE.

3.2 Habitat Creation and Management within Site Boundary

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.

Table 2: Habitat Creation and Management Prescriptions

Ecological receptor	Specification											
Modified Grassland Creation	Overview: New areas of modified grassland are to be created.											
	Objectives: - To create amenity grassland; - To employ techniques that minimise the use of chemicals wherever possible.											
	Creation Method: Ground preparation Any hard standing or existing vegetation must be removed and the exposed earth must then be harrowed or raked to provide a bare soil substrate suitable for sowing a wildflower seed mix. Seeding To be undertaken in spring or autumn.											
	Bedding in of seed: After sowing, seeds will be ‘bedded’ in by trampling or light rolling.											
	<table><tr><th colspan="3">Table 1.1: Amenity Grassland Management Prescriptions. Condition Criteria N/A.</th></tr><tr><th>Management</th><th>When</th><th>Rationale</th></tr><tr><td>Cut meadow once first year after sowing</td><td>First August after sowing</td><td>The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.</td></tr><tr><td>Cut meadow twice annually</td><td>Annually (>1 year after sowing) Late March / early</td><td>This ensures the meadow does not grow excessively long and</td></tr></table>	Table 1.1: Amenity Grassland Management Prescriptions. Condition Criteria N/A.			Management	When	Rationale	Cut meadow once first year after sowing	First August after sowing	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.	Cut meadow twice annually	Annually (>1 year after sowing) Late March / early
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Management	When	Rationale										
Cut meadow once first year after sowing	First August after sowing	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.										
Cut meadow twice annually	Annually (>1 year after sowing) Late March / early	This ensures the meadow does not grow excessively long and										

	April and late August/ early Sept become rank but allows wildflowers to set seed and invertebrates to breed. Cutting twice annually will also prevent encroachment of scrub and bracken. Arisings will be removed from the Site Post cut Removing the arisings is essential to prevent the grass decaying into the soil homogenising nutrient availability. 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
Neutral Grassland Creation	Overview: New areas of species-rich wildflower grassland are to be created. Objectives: - To create a successful and species rich wildflower grassland that will provide habitat for pollinating invertebrate species, that will in turn, provide foraging opportunities for notable species groups including amphibians, bats, birds, badgers, hedgehogs, and reptiles. - Ensure a healthy species diverse sward is maintained; - Ensure that a natural appearance is retained by utilising a seed mix alongside allowing native species of local provenance to recolonise from the seedbank; - Employ techniques that minimise the use of chemicals wherever possible. Creation Method: Ground preparation

Any hard standing or existing vegetation must be removed and the exposed earth must then be harrowed or raked to provide a bare soil substrate suitable for sowing a wildflower seed mix.

- **Seeding**

To be undertaken in spring or autumn. The following seed rates are required:

40kg/ha or 4g/m² of a wildflower and grass seed mix.

Inclusion of yellow rattle in the seed mix will help suppress vigorous grass growth that may suppress the success of wildflowers within the sward.

- **Bedding in of seed:**

After sowing, seeds will be 'bedded' in by trampling or light rolling.

- **Recommended seed mix:**

It is recommended that Emorsgate's EM4 Meadow Mixture for Clay Soils is used at the site. This seed mix includes 21no. wildflower species suitable for neutral soils. Notably, the species mix includes yellow rattle which is known to suppress dominant grass species which will allow existing grasses within the seed bank to colonise whilst preventing dominance and thus increasing species and structural diversity. For exact specifications, please refer to: <https://wildseed.co.uk/about-us/>.

Table 1.2: Wildflower Meadow Management Prescriptions. Condition Criteria N/A.

Management	When	Rationale
Cut meadow once first year after sowing	First August after sowing	The seeds will germinate and left to grow freely over the year until late summer, when a cut will be undertaken once initial seeds have established.
Cut meadow twice annually	Annually (>1 year after sowing) 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

	Arisings will be removed from the Site Post cut Do not apply chemical fertilisers At all times. will also prevent encroachment of scrub and bracken. Removing the arisings is essential to prevent the grass decaying into the soil homogenising nutrient availability. 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
Pond Creation	Overview: A pond will be created. Objectives: • To create a pond in accordance with the BNG Assessment; • To develop habitat suitable to support a range of protected and/ or notable species including; aquatic and terrestrial invertebrates; amphibians; and reptiles. • To create a pond in accordance with current guidance provided by the Freshwater Habitat Trust as detailed within the following documents: <i>Pond Creation Tool Kit Sheet 4: Pond Design</i>¹ and <i>Creating Ponds for Amphibian and Reptiles</i>². To achieve this, the following core structural principals will be adhered to for pond creation. Figures 1, 2, and 3 below exemplify the benefits of these key structural principles. a. Ensure that almost all pond slopes are shallow, less than 1:5 (12°) and preferably less than 1:20 (3°); b. Create underwater bars and shoals to benefit aquatic plants; c. Ensure a clean water supply; d. Create variable pond depths; e. Plant submerged and emergent vegetation;

¹ <https://freshwaterhabitats.org.uk/wp-content/uploads/2013/09/pond-design.pdf>

² <https://freshwaterhabitats.org.uk/wp-content/uploads/2013/09/Amphibians-Common-Toad-Great-Crested-Newt-and-Grass-Snake-new-logo.pdf>

- f. Ensure an absence of fish; and
- g. Attempt to deter Water fowl from utilising ponds.

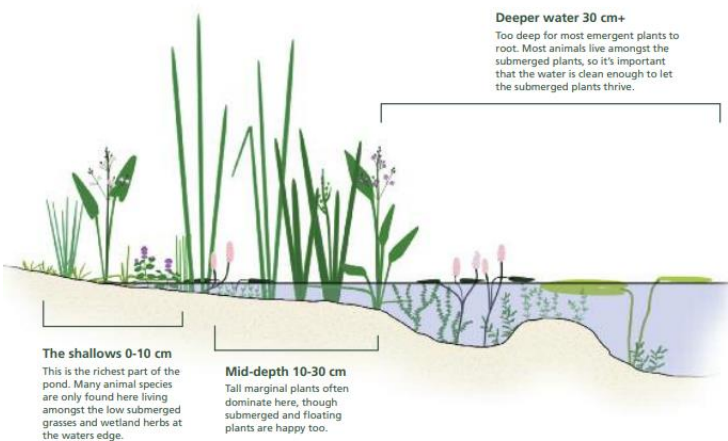


Figure 1: A schematic representation of pond characteristics that provide the best opportunities for biodiversity. Reproduced from the *Pond Creation Tool Kit Sheet 4: Pond Design* guidance document.

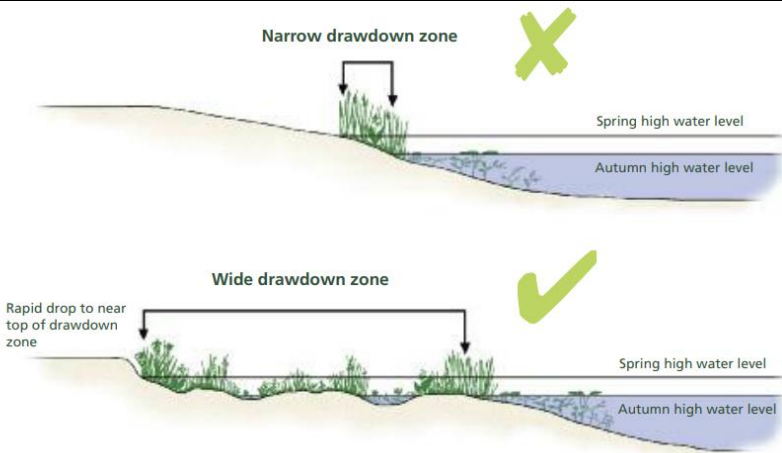


Figure 2: A schematic representation of an optimal pond drawdown zone. Reproduced from the *Pond Creation Tool Kit Sheet 4: Pond Design* guidance document.

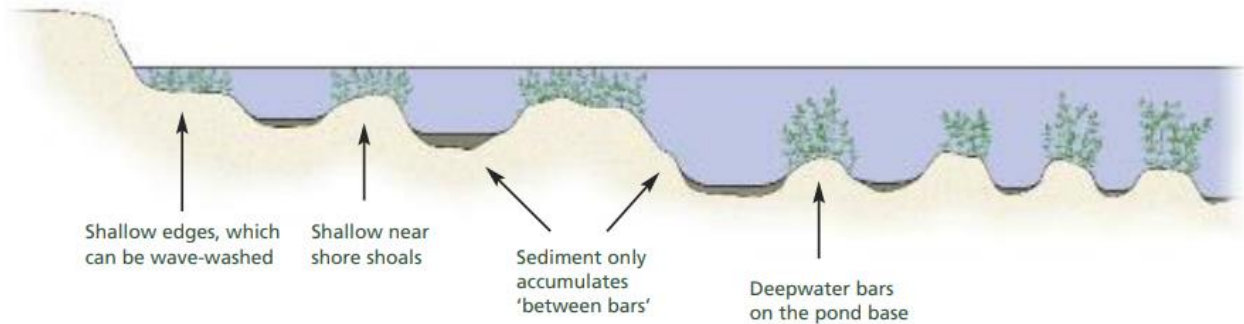


Figure 3: A schematic representation of the value of internal shoals/ islands that prevent domination of sediment accumulation. Reproduced from the *Pond Creation Tool Kit Sheet 4: Pond Design* guidance document.

Creation Method:

- Should the underlying ground be loamy and subsequently free draining, a pond liner permeable to vegetation growth should be used to ensure effective water retention;

- The initial shape of the pond will be dug out using suitable machinery for the size of the pond, such as a small digger.
- More refined alterations to the pond structure will then be created using more refined tools; this is best done using hand tools.
- Once the shape and structural diversity of the pond has been established the pond will be planted with emergent vegetation and subsequently filled with water using a clean water source.

Table 1.3: Pond Management Prescriptions. Condition Criteria N/A.

Management	Detail	Rationale
Weed growth should be cut back regularly upon the banks and amongst emergence vegetation.	Twice annually in early March/ and in Autumn	Encourages establishment of good perennial ground cover and prevent colonisation of non-native species.
When removing vegetation, do not focus on one plant community but evenly remove from all to maintain a suitable habitat and species diversity.	Twice annually in early March/ and in Autumn	Ensure not just one habitat within the pond is removed at the same time
Keep approximately 90% of the water surface free of dense macrophyte coverage.	Check annually in Autumn	To prevent significant duckweed and other filamentous algae coverage; amphibians use open water for breeding display.
Remove plant detritus and litter	Check annually in Autumn	Prevents organic matter and litter building up and preventing exposure to sunlight.
Remove non-native or other unwanted plants and dispose. Where possible rinse the removed plants and replace water in the pond	Check annually in Autumn	Prevents organic matter building up Puts back wildlife in pond living within the removed plants
Should the pond freeze over a hole in the ice should be created	Check annually in Winter	Allows air breathing wildlife to gain oxygen
Never artificially stock with	At all times	Fish predate amphibians and their

	fish Never connect newly installed pond to any other water bodies or install artificial drainage outlets. At all times young. To prevent allowing the pond to drain artificially and to reduce potential for fish colonisation
Ground-Based Green Wall Creation	Overview: New areas of ground-based green wall are to be created. Objectives: - To establish a thriving and diverse green wall system that supports pollinators and other biodiversity. - To balance native species for ecological benefits with non-native species selected for extended flowering periods and aesthetic appeal. - To employ techniques that minimise the use of chemicals wherever possible. Creation Method: Plant selection Native climbers: Honeysuckle (<i>Lonicera periclymenum</i>), Dog rose (<i>Rosa canina</i>), Hop (<i>Humulus lupulus</i>), Bittersweet (<i>Solanum nigra</i>), Blackberry (<i>Rubus fruticosus</i> agg.), Tufted vetch (<i>Vicia cracca</i>), Clematis (<i>Clematis vitalba</i>). Night-blooming jasmine (<i>Cestrum nocturnum</i>), Rambling roses (<i>Rosa</i> spp.), Golden clematis (<i>Clematis tangutica</i>), Ceanothus (<i>Ceanothus</i> spp.), Pyracantha (<i>Pyracantha mohave</i>), Climbing hydrangea (<i>Hydrangea petiolaris</i>), Wisteria (<i>Wisteria sinensis</i>). All native species should be of local or regional provenance. Installation Use large planters (minimum 1m width and depth) with free-draining soil-based compost. Incorporate extended-release fertilizers as needed. Alternatively, ground planting can be employed. Holes should be twice the depth and width of the root ball. Backfill with a mixture of organic matter, compost, bone meal, and mycorrhizal input. Species-specific amendments (e.g., manure for roses) must be considered. Ensure clematis crowns are shaded. Support structures Provide appropriate supports (such as trellises or wires) to guide climbing species.

Table 1.4: Green Walls Management Prescriptions. Condition Criteria N/A.

Management	When	Rationale
Water regularly when soil is dry - but avoid overwatering to prevent root rot.	At all times.	Encourages deep root growth.
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.
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous weeds to grow due to inhospitable growing conditions

Urban Tree Creation**Overview:**

New trees are proposed to be planted.

Objectives:

- To plant trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including bats, birds, hedgehogs, and invertebrates.
- Ensure that good horticultural practice is employed to encourage long-term health and vitality of all trees.
- Ensure well-balanced crowns and/ or natural shape by preventing over competition.

Creation Method:

- **Ground preparation and planting**

Each tree will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls should be soaked thoroughly in water before planting and root balls should be loosened to expose restricted roots before planting. The planted trees and shrubs should then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground.

- **Timing**

It is best to prepare the land 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.

Table 1.5: Urban Trees Management Prescriptions. Condition Criteria N/A.

Management	When	Rationale
At the end of each growing season any plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage
Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection
Remove weeds	When required; checked in March, April, June, August and October.	Reduce competition for resources; nutrients etc. by weeds
Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources; nutrients etc. by weeds
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow
Watering should be undertaken before and after planting out and as necessary for the continued	When required; provide more water during periods of draught and less water during	Ensures plants do not dry out and subsequently fail.

	thriving of all planting. Pruning and cutting of trees to be undertaken annually as necessary	times of prolonged rain. Between September – February inclusive (outside of bird nesting season)	To maintain good structure, health and canopy amenity value, avoid encroachment into usable space and prevent health and safety issues such as visibility of vehicles / pedestrians / signage. Ensure no active bird nests are impacted by maintenance works.
Ornamental Hedgerow Creation	Overview: New ornamental hedgerows with trees will be planted on site. Objectives: - To undertake landscaping works in compliance with BS 4428:1989 – The Code of Practice for General Landscape Operation. - To create new ornamental hedgerow, in accordance with the BNG Assessment. Creation Method: Ground preparation The location for hedgerow 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. Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into.		

- Planting**

Plants will be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density will focus on achieving a hedgerow width of privately 1m; as such, plants will be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m 12/14lb canes as advised by the manufacturer
- Timing**

It is best to prepare the land during the summer ready for planting between November and March. Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.

Table 1.6: New Ornamental Hedgerow Management Prescriptions. Condition Criteria N/A.

Management	When	Rationale
Prepare planting area in summer, in preparation for autumn/winter planting	June – August	To ensure the ground is dry and workable.
Plant hedgerows within proposed areas in Autumn	September – November	Helps shrubs take roost and establish prior to the first growing phase the following spring.
Removal of spent flowers to be removed through ‘deadheading’	Twice annually, late spring and in the Autumn	Allows plants to place more energy into re-growth.

	At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.
	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow
	Watering will be undertaken before and after planting 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.
	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.

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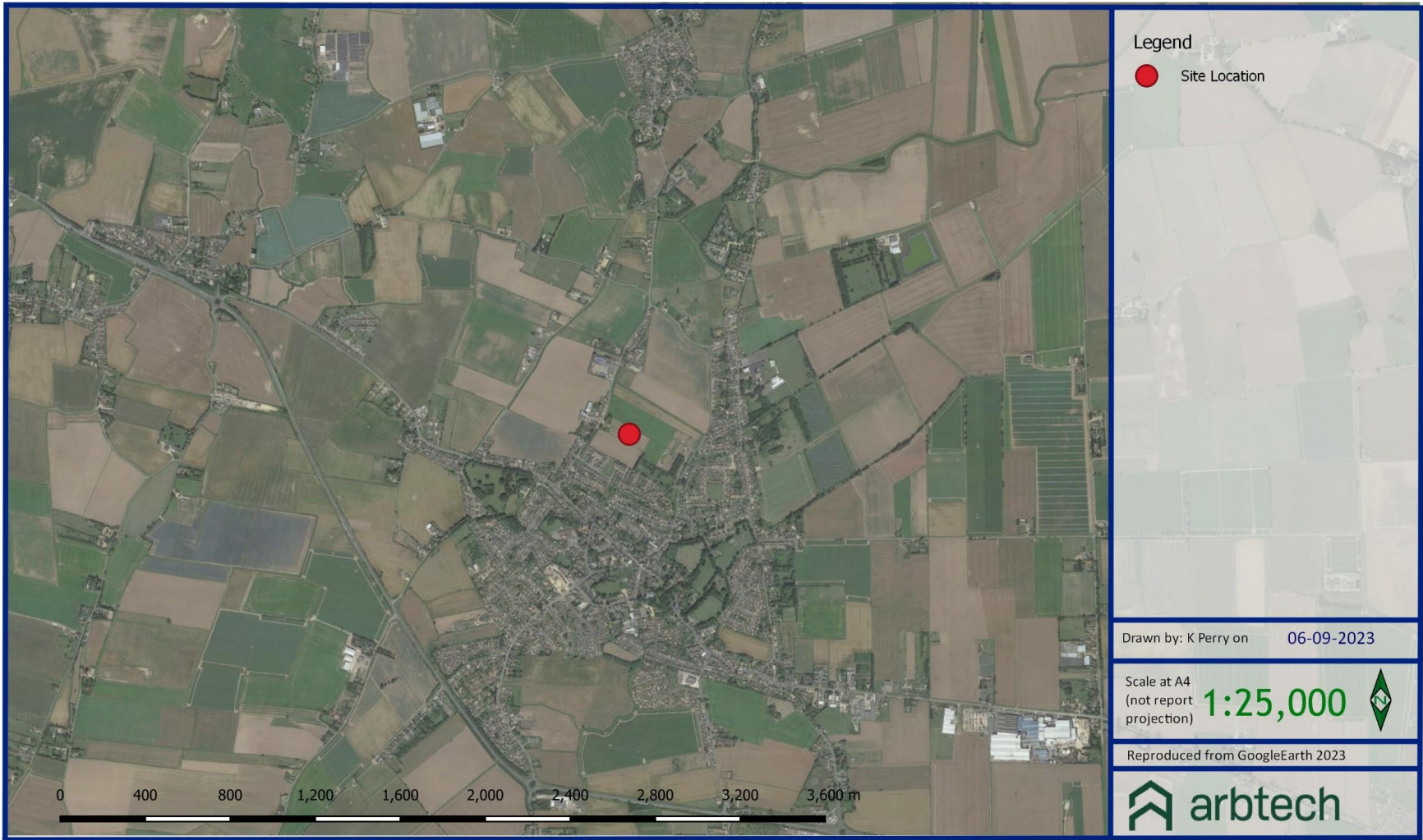
Habitat Management and Monitoring Plan







Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan

