

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	Warehouse at 67 Wardentree Lane
Date:	5 January 2026
Version:	Version 2
Small Sites Criteria Met	The site fulfils the criteria for use of the <u>Small Sites Metric (Statutory Biodiversity Metric)</u> calculation tool
Applicant	G Scrupps
Plan completed by	Oliver Lewis CBE

Non-technical Summary	Workshop being erected in area of hardstanding and Ruderal Ephemeral. To be offset via both the enhancement of Ruderal Ephemeral and planting of new saplings.
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Version Control SM-T02

Version	Issue Status	Prepared by / Date	Approved by / Date
1	For approval	5 January 2026	n/a

Authorship Details SM-B01
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1. Project Background

Project information SM-T01	
Project type	On-site gains
Development Name and Address	67 Wardentree Lane, Spalding - G Scrupps
Author	Oliver Lewis CBE
Landowner	G Scrupps
Period covered by this management plan	30 Years
Planning authority	South Holland
Planning reference	
Total Site Area	3706.3446

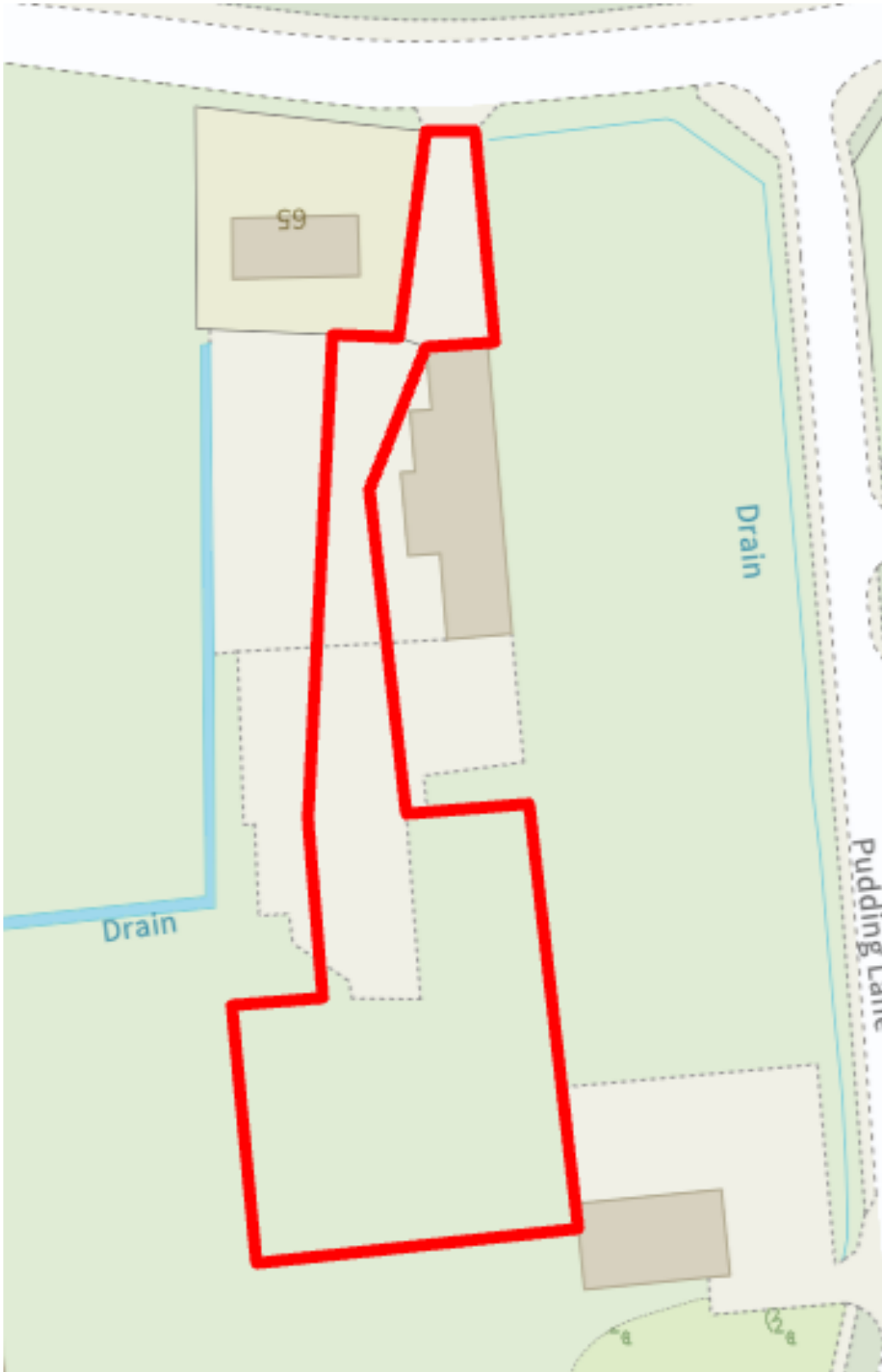
Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
This document sets out how all planning conditions linked to Schedule 7A of the Town and Country Planning Act 1990 (as amended) shall be met.

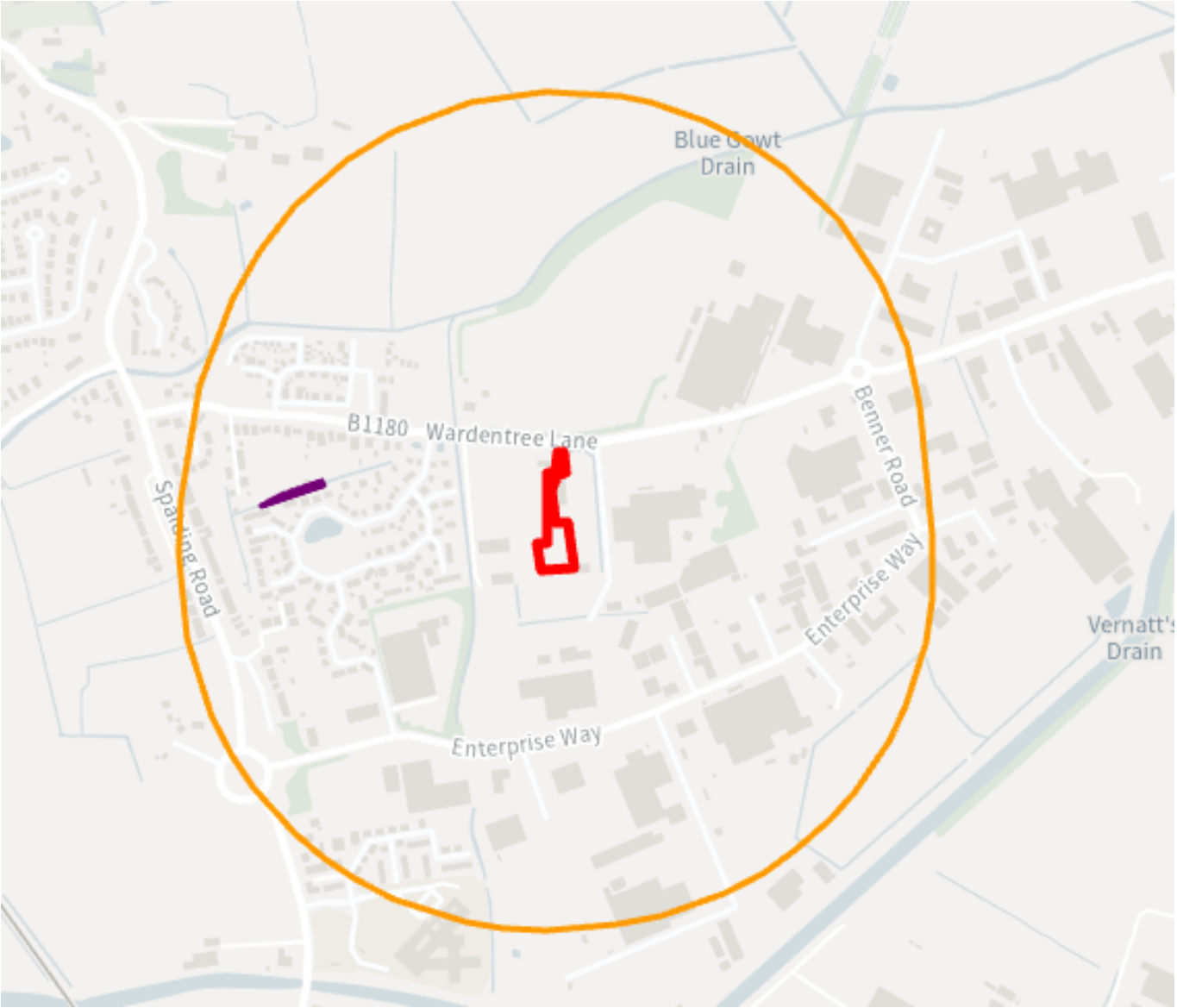
Roles and Responsibilities

Author Responsible for Preparing HMMP SM-B03	
Name or Initials / Role	Oliver Lewis
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	The competency of the SSM 'user' is aligned with definition set out in the British Standards. Applicant has completed a significant number of SSM applications for a variety of habitats
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04	
Name or Initials / Role	G Scrupps
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	Long standing land owners

Site Boundary Plan SM-F01



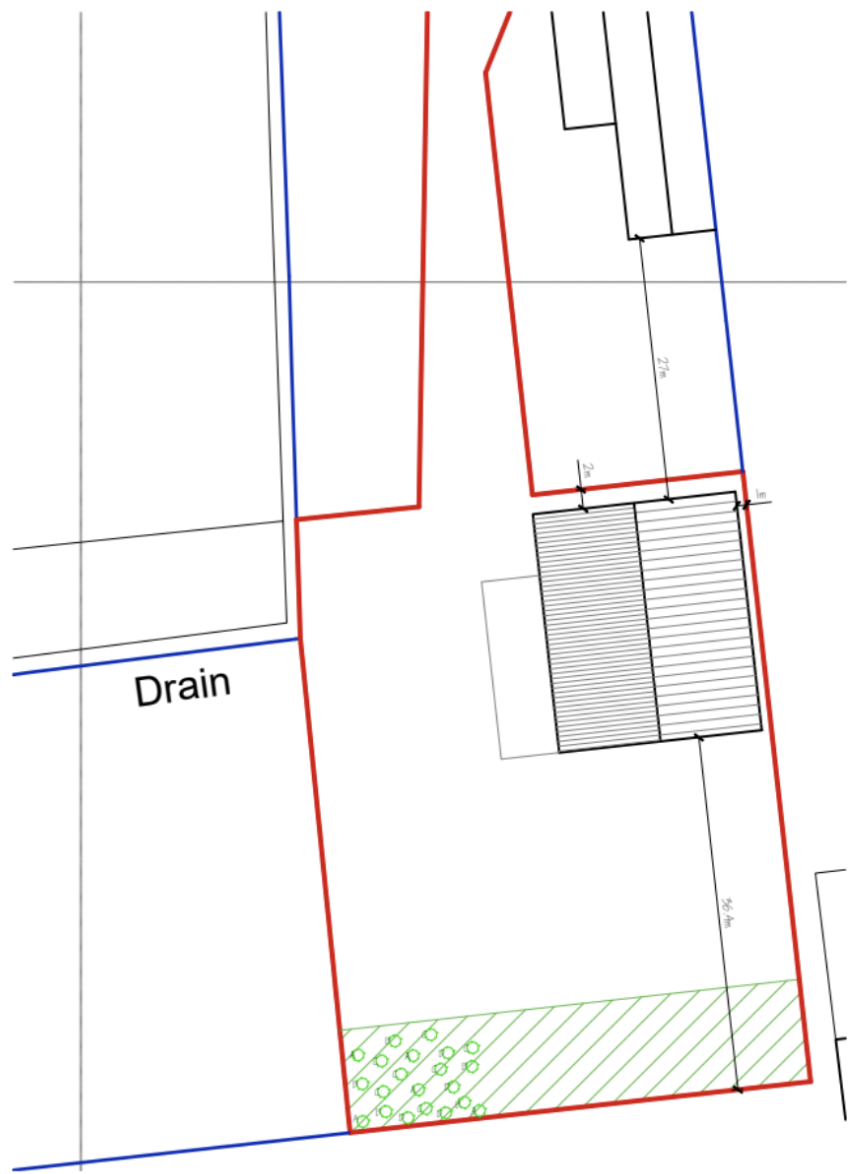
Site Context Plan SM-F02



Priority and designated habitats within 500m of the site

Priority Habitat Inventory - Deciduous Woodland (England)	fb6207a7-5e72-498d-bf7f-ec35915edce9	Within 500m
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Site Proposals Plan SM-F04



Description of Site Use - Baseline SM-B05	Vacant land
Description of Site Use - Proposed SM-B06	Warehouse and individual trees BNG on-site gain

Site Photos SM-F03



2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07	The primary aim of this Habitat Management and Monitoring Plan (HMMP) is to ensure the long-term preservation, enhancement, and creation of habitats within the project area to achieve a measurable Biodiversity Net Gain (BNG) over a minimum period of 30 years. This will be accomplished by: Maintaining Retained Habitats: All existing habitats that are to be retained will be managed to maintain or improve their current ecological condition. This involves implementing appropriate management practices that support the health and diversity of these habitats, ensuring they continue to provide valuable ecosystem services and wildlife support. Enhancement and Creation Measures: We aim to implement enhancement measures and create new habitats as described in this HMMP as promptly as possible to expedite ecological benefits. Achieving Compliance and Beyond: The plan not only meets the statutory requirements for habitat conservation but also strives to exceed them by contributing positively to local biodiversity targets and environmental strategies set forth by the council and relevant conservation bodies. The intention is that this document will provide a robust monitoring program which will be established to track the progress of habitat conditions and the success of the enhancement measures. Regular surveys and assessments will inform adaptive management strategies, allowing for timely interventions to address any issues and ensure the HMMP's objectives are met efficiently. This includes the strategic planting of a small number of saplings to offset any habitat loss resulting from development activities.
Retained and Enhanced Habitats Protection Measures SM-B08	An area of ruderal / ephemeral vegetation will be enhanced to Good condition by establishing and maintaining a structurally diverse habitat parcel that supports a wide range of wildlife. The habitat will contain a mix of bare or sparsely vegetated ground, taller ruderal vegetation, and areas of shorter open or flower-rich grassland, ensuring that no single vegetation type accounts for more than 80% of the total area. Vegetation height and density will vary across the parcel, creating suitable conditions for invertebrates, foraging birds and small mammals. Management will be undertaken on a rotational basis rather than through uniform cutting, allowing spatial variation to persist while preventing dominance by scrub. Plant species diversity will be increased through natural regeneration and, where required, light seeding with a range of native annuals and short-lived perennials that flower at different times of year, providing continuous nectar and pollen resources. The habitat will form a simple mosaic of early successional communities typical of high-quality ruderal habitat, including annuals, ruderals and areas of open and flower-rich grassland. Invasive non-native plant species will be entirely absent, with ongoing monitoring and immediate removal if any are identified. For the avoidance of doubt, the enhanced habitat is classified as ruderal / ephemeral vegetation under the Small Sites Metric and is not intended to meet the definition of open mosaic habitat on previously developed land.
Summary of Adaptive Management Approaches SM-B09	The authors recognise that over the 30-year duration of the Biodiversity Net Gain Habitat Management and Monitoring Plan (BNG HMMP), adjustments may be necessary to ensure habitats continue to meet the outcomes specified in the original biodiversity gain plan approval. To this end, regular reviews will be conducted, and adaptive changes to the management approach will be implemented if it becomes evident that the original commitments cannot be fully met. Adaptive management is a structured, iterative process that allows for responsive decision-making in the face of environmental uncertainties. It involves setting clear biodiversity objectives, implementing management actions to achieve these objectives, monitoring habitat conditions and biodiversity indicators, and adjusting management strategies based on monitoring results. Monitoring will be integral to this approach, with regular assessments scheduled throughout the 30-year period (see below for details). This will involve habitat condition assessments and, as and when the LPA deems it necessary, surveys based on the UKHAB and Natural England definitions of the relevant habitats, and evaluation of environmental parameters. All adaptive changes will be documented, with significant adjustments requiring consultation with relevant stakeholders and approval from the council. Communication will be maintained through regular reports detailing monitoring results, management actions taken, progress towards objectives, and recommendations for future actions. The commitment is to ensure that all habitats continue to meet or exceed the biodiversity outcomes specified in the original plan. By embracing an adaptive management approach, the BNG HMMP demonstrates a proactive and flexible strategy that acknowledges the dynamic nature of ecosystems and the potential for unforeseen environmental changes. This method ensures that management practices remain effective and responsive over time, thereby enhancing the likelihood of achieving sustained biodiversity net gains for the benefit of the environment and the community. For the saplings, should there be low survival rates or poor growth, measures such as enhanced maintenance, species replacement with more suitable native species, or soil condition improvements may be undertaken.
Habitat Management Proposals	
Habitat Baseline Description SM-B10	Vacant land
Enhanced Habitats SM-B12	Ruderal / ephemeral

Created Habitats SM-B13	We propose planting native saplings that are well-suited to local climatic conditions, straightforward to maintain, and widely available from nurseries. These species establish reliably over a 30-year period and are appropriate for long-term management under the Biodiversity Net Gain Habitat Management and Monitoring Plan. The selected species may include Rowan (<i>Sorbus aucuparia</i>), Hawthorn (<i>Crataegus monogyna</i>), Hazel (<i>Corylus avellana</i>), and Field Maple (<i>Acer campestre</i>). Where canopy spread permits, species such as Wild Cherry (<i>Prunus avium</i>), Silver Birch (<i>Betula pendula</i>), and Alder (<i>Alnus glutinosa</i>) may also be considered. Silver Birch is a fast-growing tree with distinctive pale bark and a light, open canopy. Rowan produces white spring flowers and autumn berries and grows well across a range of soils. Hawthorn forms dense foliage and is widely used in native planting schemes. Hazel typically grows as a multi-stemmed small tree and can be coppiced if required. Field Maple has a compact form and develops characteristic yellow leaves in autumn. Wild Cherry produces conspicuous spring blossom and rounded fruit. Alder is suited to damper ground conditions and is commonly planted near wetter areas. Saplings will be spaced approximately 2–3 metres apart (minimum 1 metre), arranged to reflect site conditions and expected canopy spread. Where further space is possible, species such as wild cherry and silver birch may be considered. Planting will follow standard methods, including the use of guards, maintenance of a clear area around each sapling, and occasional watering during prolonged dry periods. Once established, these species generally require minimal ongoing intervention, other than periodic checks in line with HMMP monitoring. Final species type will be determined at the moment of detailed landscaping. The use of native saplings ensures ease of sourcing, suitability for local growing conditions, and long-term stability over the 30-year management period. This approach supports the objectives of the HMMP by setting out a clear, maintainable planting structure that remains appropriate for the site throughout the management term.
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3. Creation, Enhancement and Management

Habitat creation and enhancement works in accordance with this Habitat Management and Monitoring Plan shall be completed no later than 12 months following the completion of the development works.

Creation, Enhancement and Management Targets and Prescriptions SM-T02

For enhanced **ruderal / ephemeral**, the vegetated area will be created through controlled surface disturbance designed to encourage early successional plant communities. Existing vegetation will be lightly scarified to expose areas of bare substrate, typically across around 40–60% of the surface, using shallow mechanical techniques such as chain or brush harrowing. This disturbance will not involve deep cultivation, soil stripping or ploughing, allowing existing seed banks to contribute to regeneration. Where appropriate, the disturbed areas will be over-sown with a diverse native seed mix dominated by annuals and short-lived perennials characteristic of ruderal and ephemeral habitats, with flowering species selected to provide nectar resources across the growing season. Light rolling will be undertaken to ensure good seed-to-soil contact, and any heavily compacted or weedy patches will be treated locally and re-worked to ensure even establishment across the parcel.

Ongoing management will be focused on maintaining structural and spatial diversity rather than achieving a uniform sward. Vegetation will be managed primarily through cutting, typically once in late summer with all arisings removed to limit nutrient build-up and prevent dominance by coarse species. Where necessary, a further autumn cut will be applied, with management carried out on a rotational basis so that no more than approximately 30% of the area is cut in any one season. This approach will allow a mosaic of bare ground, open vegetation and taller ruderal growth to persist, supporting invertebrates and other wildlife. Regular monitoring will ensure that invasive non-native species remain absent, undesirable species are controlled, and species-rich ruderal communities are maintained over the long term, consistent with Good condition requirements.

Targets:

- Vegetation structure: no single vegetation type exceeding 80% of the habitat area.
- Species richness: ≥ 6 native ruderal and early successional species per m^2 (in at least 3 of 5 quadrats).
- Flowering species: continuous flowering resource present from spring to late summer.
- Invasive non-native species: 0% cover.
- Management extent: no more than c.30% of the area cut in any one season.

The **trees** will be selected to suit site conditions. Stock to be 8–10 cm or 10–12 cm girth standards (or 60–90 cm transplants where space or visibility dictates), planted in hand-dug pits sized to at least 2× rootball diameter and backfilled with site-won subsoil/topsoil (no fertiliser). Each tree to be staked (single or double, leeward side) with adjustable rubber ties and fitted with a guard or cage appropriate to local browsing pressure. A 1 m diameter mulch ring (75 mm depth) will be established around each stem and kept weed-free. Initial watering will be provided at/after planting and during the first two growing seasons in dry spells (indicatively 15–25 L per tree per week May–September, adjusted to weather/soil).

Targets:

Survival: $\geq 90\%$ survival in Years 1–5; $\geq 95\%$ thereafter.

Replacement: Any loss replaced like-for-like in the next dormant season to maintain numbers.

Crown form & health: Single clear leader and balanced crown by Year 5; $< 10\%$ crown dieback/ deadwood outside normal species habit; no significant mechanical damage to stem.

Support & protection: Stakes/ties/guards removed by Year 5 or earlier if stable; mulch ring ≥ 1 m diameter, ≥ 50 –75 mm depth, maintained weed-free for 5 years.

Time-to-target: Moderate condition achieved by Year 10; maintained through Year 30

Risk Register and Proposed Remedial Measures SM-T03

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Damage caused by site operations	All	Clear, sustained evidence of damage due to site operations	Steps to amend site operations on or near the location of the gains. Ongoing iteration to ensure that tree health is maintained and not compromised.
Damage caused by site footfall	All	Clear, sustained evidence of damage due to site footfall	Steps to reduce footfall on relevant sections (e.g. sections of introduced shrub) via among other steps, signage.
Establishment failure	All	Failure to meet conditions within 1 year of establishment.	Steps to identify the reason for failure and then rectify. Take steps to reestablish the habitat and inform the LPA of the failure
Failure from extreme weather	All	Extreme weather event has clear impact	Steps to identify if weather event is likely to occur again and then rectify. Take steps to reestablish the habitat and inform the LPA of the failure

Any material change will trigger a Minor Material Amendment to the HMMP that must be agreed in writing with the Local Planning Authority.

4. Monitoring

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

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
All	On site surveys will be made of the site, and each intended habitat will be measured against the relevant condition criteria set out in the Small Sites Metric User Guide and UKHAB definitions."	Monitoring reports shall be submitted to the Local Planning Authority by 1 November of each year in which monitoring is undertaken. As a minimum, monitoring reports shall include: • a summary of management actions undertaken during the previous monitoring period and their timing; • a summary of any problems encountered in meeting management objectives and details of any remedial or mitigation actions taken or proposed to address those problems; • a current UK Habitat Condition Assessment for each post-development habitat, supported by the following evidence: - species composition and percentage cover quadrat data for grassland habitats, collected using sampling methods consistent with the National Vegetation Classification (NVC; Rodwell 1992 or equivalent), specifically for the proposed Other Neutral Grassland (enhanced) area; - species composition and whole-feature condition assessment of hedgerow habitat; and - representative photographs of each habitat parcel. Monitoring reports shall be completed in years 1, 2, 5, 10, 15, 20, 25 and 30 following first occupation of the development. There will be an option to increase in frequency if requested by the LPA. Reports will be produced by the landowner but may be commissioned to a third party including (but not limited to) ecological consultants.

Additional Details

Monitoring of the planted saplings will be undertaken annually for the first five years and thereafter at five-year intervals. Each inspection will record survival rate, height and crown development, stem diameter, and general health, including evidence of pest, disease or drought stress. Support and protection measures such as stakes, ties and guards will be checked to ensure they remain secure but non-restrictive, with removal scheduled once trees are self-supporting. The condition of mulch circles and surrounding ground vegetation will be reviewed to confirm a weed-free zone of at least 1 m radius and absence of soil compaction or damage from mowing. Fixed-point photographs will be taken at each visit to track growth and crown form. Results will be mapped and compared year-on-year to confirm that target survival ($\geq 90\%$) and healthy crown structure are maintained. Where monitoring shows mortality, poor vigour, mechanical damage, or pest/disease infestation, remedial measures such as re-planting, improved watering, guard replacement, or selective pruning will be triggered in the following dormant season, with follow-up inspection to verify successful recovery.

Monitoring of the enhanced ruderal / ephemeral vegetation will be proportionate to the scale and nature of the habitat and focused on confirming that key condition targets continue to be met. Monitoring will be undertaken at appropriate intervals, typically during the main growing season, through simple walkover inspections supported by fixed-point photographs and brief written notes. These checks will record overall vegetation structure, presence of flowering species, extent of bare ground, and any evidence of undesirable or invasive non-native species, without the need for detailed botanical surveys or specialist equipment.

Where monitoring identifies that targets are not being met, adaptive management actions will be triggered and implemented as part of routine maintenance, such as adjusting cutting frequency, undertaking localised disturbance to reintroduce bare ground, or removing problem species at an early stage. Monitoring outputs will be concise and practical, providing a clear record of condition over time while remaining proportionate and cost-effective. This approach will ensure the habitat remains in Good condition without unnecessary complexity or reliance on specialist ecological input.