

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	Land North-West of The Chestnuts, Glenside South, Pinchbeck, PE11 3SA
Date:	23 August 2026
Version:	Version 1
Small Sites Criteria Met	The site fulfils the criteria for use of the <u>Small Sites Metric (Statutory Biodiversity Metric)</u> calculation tool
Applicant	Mr K Whincup
Plan completed by	Oliver Lewis CBE

Non-technical Summary	This Habitat Management and Monitoring Plan (HMMP) has been prepared for Land North-West of The Chestnuts, Glenside South, Pinchbeck, PE11 3SA, planning reference H14-0585-26. It sets out how the biodiversity measures associated with the development will be established, managed and monitored over the required 30-year period. The development is required to achieve a minimum 10% Biodiversity Net Gain, calculated using the Statutory Biodiversity Metric. This gain will be delivered through the enhancement of modified grassland, hedgerow enhancement and/or creation, and new tree planting. Formal monitoring will take place in Years 1, 2, 5, 10, 15, 20, 25 and 30 following first occupation. Each monitoring report will summarise the management works undertaken during the preceding period, including their timing and extent, and will identify any problems encountered together with any remedial or adaptive management required. Each report will also include a current UK Habitat Condition Assessment for the post-development habitat parcels. For grassland habitats, the report will provide species composition and percentage-cover data, using representative quadrat sampling consistent with NVC or an equivalent approach. For hedgerows, the report will provide species composition and a whole-feature condition assessment. The establishment and condition of newly planted trees will also be recorded. The relevant species information, survey results, habitat-condition assessments and representative photographs will be provided within each monitoring report. Where monitoring identifies that a habitat is not progressing towards its required target condition, appropriate remedial management will be undertaken to ensure that the biodiversity gains identified within the approved Metric are achieved and maintained throughout the 30-year period.
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Version Control SM-T02

Version	Issue Status	Prepared by / Date	Approved by / Date
1	For approval	23 August 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	Land North-West of The Chestnuts, Glenside South, Pinchbeck, PE11 3SA
Author	Oliver Lewis CBE
Landowner	Mr K Whincup
Period covered by this management plan	30 Years
Planning authority	South Holland
Planning reference	H14-0585-26
Total Site Area	2,195.8865 m2

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 CBE
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	Mr K Whincup
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	Long standing land owners. Has overall responsibility for implementation and for appointing a suitably competent person to undertake the formal monitoring.

Site Boundary Plan SM-F01



Site Proposals Plan SM-F04



Description of Site Use - Baseline SM-B05	Area of grassland, trees and hedgerow
Description of Site Use - Proposed SM-B06	Hardstanding, species-rich hedgerow, and saplings

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	The majority of the modified grassland will be retained at "moderate" condition as defined by Natural England, while a smaller portion to the north will be enhanced to "good". In order to manage this, the following regime will be taken: • There shall be a diverse grassland seed mix ensuring a minimum of 6 plant species per square metre. The seed mix will be 100% native, and chosen so as to tolerate a variety of soil conditions and mowing. • Management will ensure the parcel shall have less than 20% scrub and less than 20% bracken cover. • Management shall ensure that there are no invasive non-native plant species as listed on Schedule 9 of the Wildlife and Countryside Act (1981). • Steps will be taken to ensure a varied sward height. At least 20% of the grass area will be shorter than 7 cm and at least 20% will be taller than 7 cm, allowing different small animals (vertebrates and invertebrates) to live and breed. • Steps will be taken to ensure ongoing monitoring and protection from physical damage so that bare ground and other signs of damage (such as littering) never exceed 5% of the total area. • Steps will be taken to reduce regular footfall including (if appropriate and necessary) via signage. Urban/rural trees will be retained at its baseline condition through light-touch arboricultural management that prioritises crown continuity, tree health and the retention of deadwood and ecological niche features wherever safe to do so. The rooting area will be protected from compaction, sealing and repeated disturbance, and vegetation beneath the canopy will be managed so that ecological function is not unnecessarily reduced by intensive tidying. Invasive species, nutrient enrichment and physical damage will be controlled promptly, and replacement planting will only be undertaken if tree loss occurs. Targets: • The trees will retain a healthy crown and stem, with no regular pruning regime that materially reduces its expected canopy. • Natural ecological niches such as cavities, loose bark, deadwood or sap runs will be retained wherever safe. • The rooting zone will remain unsealed and protected from compaction and repeated disturbance. • Vegetation beneath or around the canopy will continue to provide ecological value and will not be over-managed into a purely amenity condition. Native hedgerow with trees will be retained at its baseline condition through rotational cutting of the hedge line together with sympathetic arboricultural management of the standard trees where this is required for safety or long-term tree health. Management will be undertaken outside the main bird nesting season, with restorative hedge work carried out in sections so that continuity is not lost, and veteran or niche-bearing tree features will be retained wherever safe. Invasive or neophyte species, nutrient enrichment and current damage will be controlled promptly. Targets: • At least three locally appropriate native woody species will be represented in any 30 m length of hedge. • Average hedge height and width will both exceed 1.5 m, the base gap will remain below 0.5 m for more than 90% of the length, and canopy gaps will remain below 10% with no individual gap above 5 m. • An undisturbed perennial margin more than 1 m wide will be retained along the hedge, and standard trees of mixed age will be retained or replaced so that the hedge continues to function as a combined hedge-and-tree feature. • Veteran, mature or niche-bearing tree features will be retained wherever safe, and invasive or neophyte species and current damage will be kept below the level that would reduce hedgerow condition.

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 Modified Grassland areas, if monitoring indicates a decline in species diversity or habitat quality, adaptive actions may include altering mowing regimes, soil amendments, or controlling invasive species. 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.
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Habitat Management Proposals

Habitat Baseline Description SM-B10	Area of grassland, trees and hedgerow
Enhanced Habitats SM-B12	Hardstanding, species-rich hedgerow, and saplings
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.

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Modified grassland will be prepared by scarifying to expose approximately 50% bare ground prior to sowing. Surface disturbance will be achieved using light mechanical methods such as a brush harrow or chain harrow. Over-sowing with a native wildflower and grass seed mix (comprising at least six species) will then be carried out, followed by light rolling to ensure good seed-to-soil contact. Deep ploughing or soil stripping will not normally be undertaken. Areas that are heavily weedy or compacted may be subject to spot treatment and re-seeding as required.

Ongoing management will be delivered through cutting. Cutting will typically occur in late summer, with all arisings removed, and ongoing assessments will be taken to determine if this can be supplemented by aftermath grazing to maintain sward heights in the range of 5–15cm into autumn. Where grazing is not feasible, a second cut may be applied in autumn. Management will be undertaken on a rotational basis to provide structural diversity, with no more than c.30% of the grassland subject to cutting in any single season.

Targets:

Species richness: ≥ 6 native species /m² (3 of 5 quadrats) maintained through Year 10+.

Broad-leaved herbs & sedges: ≥ 25 –30 % combined cover.

Undesirable spp.: < 20 % cover.

Bare ground: < 5 %; litter/thatch: < 25 % outside late winter.

The hedgerow will be created by planting a single or double staggered row using at least five locally appropriate native woody species, with plants set at close spacing so that a dense base and continuous canopy develop over time. The design will include a broad undisturbed margin, careful protection from rabbits and deer where needed, and allowance for the hedge to develop both height and width rather than being maintained as a narrow clipped line. Infill planting will be undertaken promptly during establishment so that continuity, species-richness and structural density are secured from the outset.

Targets:

- Composition: at least 5 locally appropriate native woody species will be represented in any 30 m length of hedge.
- Dimensions and base: average hedge height will exceed 1.5 m and average width will exceed 1.5 m, with the base gap below 0.5 m for more than 90% of its length.
- Continuity and margin: canopy gaps will remain below 10% of total length with no individual gap above 5 m, and an undisturbed perennial margin more than 1 m wide will be present along more than 90% of the hedge on at least one side.
- Condition pressures: nutrient-enriched vegetation will remain below 20% of the undisturbed margin, and more than 90% of the hedge and margin will be free of invasive or neophyte species and current damage.

The trees will be created by planting individual trees of high wildlife potential using a locally appropriate native species, with the planting location chosen so that the canopy can oversail semi-natural or wildlife-friendly vegetation rather than hardstanding alone. The rooting area will be protected from compaction, soil sealing and repeated disturbance, and the chosen species and form will be allowed to develop naturally rather than being routinely shaped. Tree protection, staking and replacement of any establishment failure will be undertaken so that a healthy canopy and long-term ecological value can develop.

Targets:

- Canopy and health: at least 75% of the tree's expected canopy will be retained, no regular pruning for shape will be undertaken, and at least 95% of the crown and stem will remain healthy.
- Ecological niches: natural cavities, loose bark, deadwood, sap runs, ivy cover or other ecological niche features will be retained where safe to do so.
- Ground interface: more than 20% of the canopy will oversail vegetation beneath the tree, and the rooting area will remain unsealed and protected from repeated compaction.
- Replacement and protection: any loss of the tree will trigger replacement in the next planting season where this is compatible with the approved scheme, and invasive non-native species will be absent from the rooting zone.

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 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

All habitat creation and enhancement works specified within this HMMP shall be completed no later than 12 months following completion of the development works, with planting and seeding undertaken during the first appropriate seasonal window within that period.. 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 criteria set out in the Small Sites Metric User Guide and UKHAB definitions	Formal monitoring will take place in Years 1, 2, 5, 10, 15, 20, 25 and 30 following first occupation. Each monitoring report will summarise the management works undertaken during the preceding period, including their timing and extent, and will identify any problems encountered together with any remedial or adaptive management required. Monitoring reports will be submitted to the Local Planning Authority by 1 November in each year in which formal monitoring is required.

Additional Details

For the modified grassland, monitoring will be undertaken by walkover survey in accordance with the Small Sites Metric (SSM) / Biodiversity Metric condition assessment criteria for grassland. Each survey will record:

- species composition and frequency (Dafor scale / % cover)
- positive and negative indicator species
- % cover of bare ground
- evidence of sward structure (height variation, tussocks)
- evidence of management (cutting/grazing, removal of arisings)
- presence of invasive or undesirable species.

Reports will assess condition against the Biodiversity Metric criteria for 'good' grassland, with photographs and maps appended. Monitoring surveys will be carried out by a competent person (landowner, ecologist, or third party) and submitted to the LPA at the agreed intervals. For modified grassland, monitoring will comprise a walkover survey supplemented by (when required) representative quadrat sampling consistent with NVC or an equivalent botanical sampling approach. The quadrat data will record species composition and percentage cover and will be included within the relevant monitoring report.

For the species-rich native hedgerow, monitoring will be undertaken by walkover survey in accordance with the Biodiversity Metric hedgerow condition assessment criteria. Each survey will record:

- hedge height, width, base gappiness and canopy continuity
- extent and condition of the undisturbed perennial margin and any nutrient-enriched vegetation
- presence of invasive or neophyte species and any current damage from management, dumping or trafficking
- evidence of cutting, laying, coppicing, infill planting and bank or ditch condition where relevant
- species composition, including the native woody species present and their distribution throughout the feature

Reports will assess condition against the Biodiversity Metric hedgerow criteria for good condition, with measurements, photographs and mapped gaps appended. Reports will assess condition against the relevant Biodiversity Metric criteria for good condition, or against the approved HMMP targets where the habitat has fixed or N/A condition, with dated photographs, marked-up plans and any remedial actions appended. Monitoring will be undertaken by a competent person (landowner, ecologist or other suitably qualified third party) and submitted to the LPA at the agreed intervals.

For the urban or rural tree, monitoring will be undertaken by walkover survey in accordance with the Biodiversity Metric individual tree condition assessment criteria. Each survey will record:

- tree health, stem and crown condition and any regular pruning pressure
- retention of natural ecological niches such as cavities, loose bark, deadwood or sap runs
- proportion of canopy oversailing vegetation beneath the tree
- condition and extent of the rooting zone, including sealing or compaction
- evidence of damage, invasive species and any replacement planting where required

Reports will assess condition against the Biodiversity Metric individual tree criteria for good condition, with photographs and any arboricultural recommendations appended. Reports will assess condition against the relevant Biodiversity Metric criteria for good condition, or against the approved HMMP targets where the habitat has fixed or N/A condition, with dated photographs, marked-up plans and any remedial actions appended. Monitoring will be undertaken by a competent person (landowner, ecologist or other suitably qualified third party) and submitted to the LPA at the agreed intervals.