

Habitat Management and Monitoring Plan

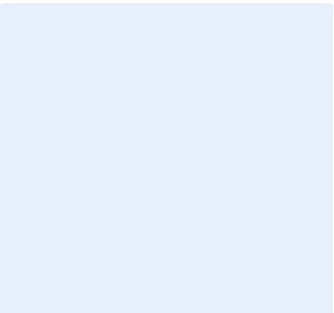
Site Name:	Land to the Southwest of the A151 & A16 Fulney Lane North Spalding, PE12 with reference number: H16-0079-25
Date:	22/03/2026
Version:	REV C



Author:



Client:



Template Document User Guide

Please delete this guidance page upon completion.

Template User Guide

You can use the Habitat Management and Monitoring Plan Template (HMMPT) for on-site or off-site biodiversity net gain projects. It is suitable for sites of varying sizes and complexity, from small and simple to large and complex. It provides a series of tables, figures and textboxes. Complete these to demonstrate how habitat creation, enhancement and management will be undertaken. Not every box will be relevant to every project. Omit those considered not relevant to your project, applying professional judgement.

Companion Document

The Companion Document contains templates for each broad habitat type used in the statutory biodiversity metric. It also assists authors in completing the ‘Environmental Information’, ‘Creation, Enhancement and Management’ and ‘Monitoring’ sections. To tailor the plan for your site, insert the relevant standardised forms from the Companion Document into your main HMMPT.

Site Baseline and Environmental Information

Considering the site's characteristics, choose the relevant baseline site conditions and background environmental information to include in your management plan. This is essential in informing the design of your project and shows the reviewer you have considered these in the proposals for the site. These include the proposed habitat creation and enhancement. Also, what is appropriate to include or exclude, or to point the reviewer to relevant information that has provided elsewhere as part of the application. Use the ‘Baseline and Environmental Checklist PB-T01’ to record relevant references, or reasons if not included.

HMMP Checklist (separate document)

This checklist is a summary of the HMMP Template headings. Author and reviewer can scan the list to check which HMMP details to include, or that have been included, in the submitted plan. You can also list and link to relevant supporting documents to accompany the templated details if required. This helps avoid duplication of information. The reviewer can then easily check which information to expect to see in the HMMPT and which to review in an alternative linked document.

Formatting

Supporting documents

- [HMMPT Companion Document](#)
- [Statutory Biodiversity Metric tools and guides](#)
- [Biodiversity Net Gain Guidance](#)

Using the Companion Document

The Companion Document includes additional boxes and tables that must be manually copied into this template using the copy-and-paste function. To streamline the copying and pasting process, you can minimise the heading by selecting the arrow on the left. Once the arrow is selected, when you copy, you will also copy any accompanying boxes or tables.

It is the author's responsibility to decide what additional information is appropriate to include.

Template published by Natural England.

We acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design.

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Version Control

The 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 altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
Rev B	Draft	Neil Page 20/02/26	
Rev C	Final	Neil Page 25/03/26	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Use this box to provide relevant details of document ownership by the author, such as company address, copyright or map licence information.

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Mixed on-site and off-site with use of Habitat Bank
Development Name and Address	Land to the Southwest of the A151 & A16 Fulney Lane North Spalding, PE12 with reference number: H16-0079-25
BNG Project Name and Address	Land to the Southwest of the A151 & A16 Fulney Lane North Spalding, PE12 with reference number: H16-0079-25
Author Organisation	Smeeden & Foreman
Landowner	Tarncourt Developments Ltd (CN: 07795768) 115b Innovation Drive, Milton Park, Abingdon, Oxfordshire, OX14 4RZ (“the Developer”)
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Tarncourt Developments Ltd (Onsite) Environment Bank (offsite)
Period covered by this management plan	Start/end point of 30+ year period and 5-year update
Planning authority	South Holland District Council
Planning reference (if applicable)	H16-0079-25
BNG register reference (if applicable)	BGS-250924001
Central OS grid reference	TF 26519 23774
Metric revision/title	statutory biodiversity metric’ from January 2024 Revision C)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

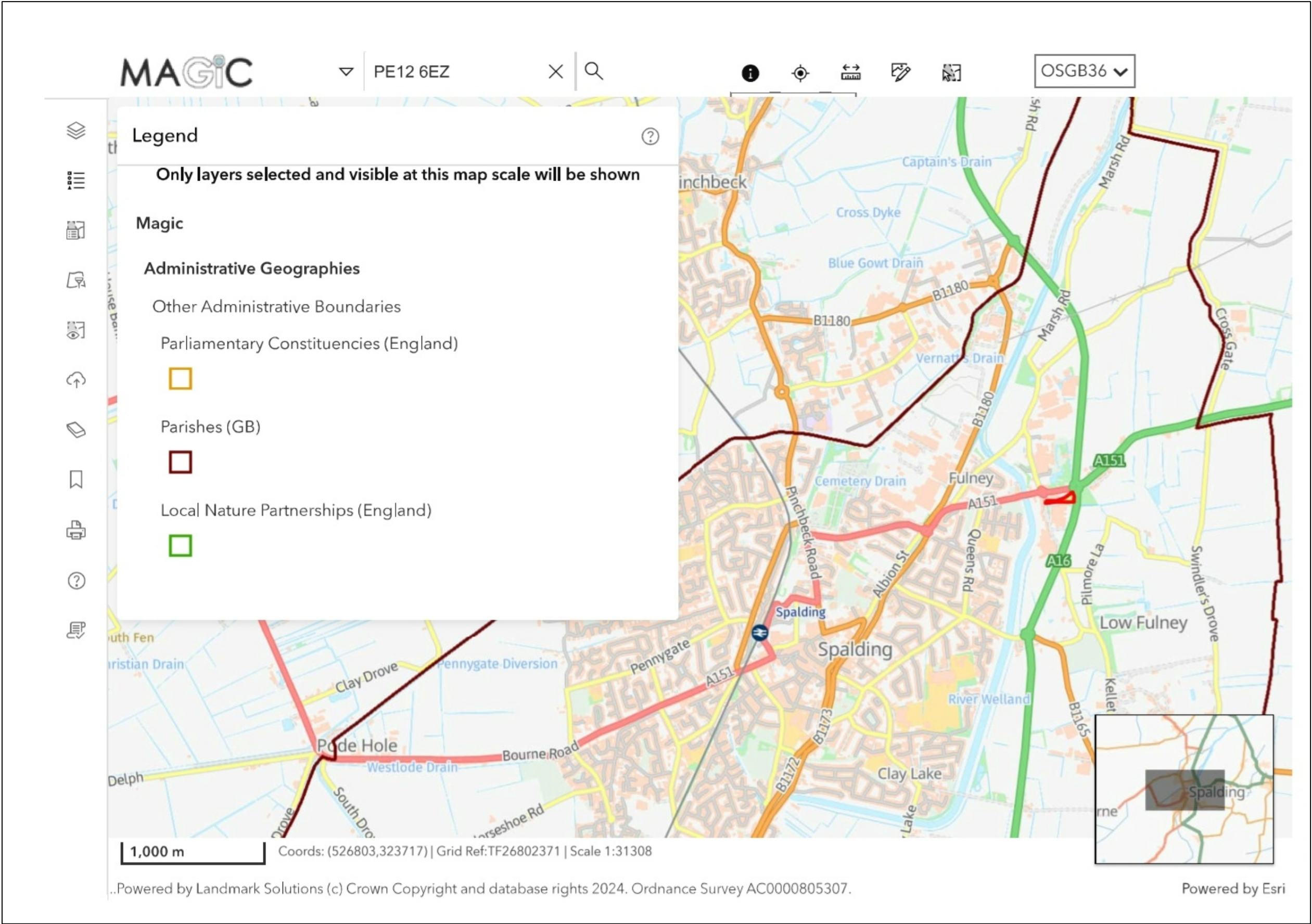
Habitats to be Retained, Created and Enhanced PB-B02
A1-On site Retained and Enhanced 0.055ha of Modified Grassland, A-2 Creation 0.0052 Introduced shrub, 0.0013 Modified Grassland, 17 Native Urban trees, and 13 non-native trees/cultivars. B-2 H1 Native Hedgerow & H2 Non-native and ornamental hedgerow. – Offsite (refer Section 7): 0.46 Medium Distinctiveness Grassland Biodiversity Units and 0.07 Very High Distinctiveness Lowland Meadow Biodiversity Units from our Kings Lynn Habitat Bank
Timescales for Actions PB-B03
March 2026 Offsite/ onsite Implemented with 30-year monitoring (2055) <i>habitat creation and enhancement works in accordance with the Habitat Management and Monitoring Plan will be completed no later than 12 months after the completion of development work.”</i>
Monitoring Requirements PB-B04
<i>The monitoring reports as referenced below shall contain as a minimum:</i> <i>1) a summary of management actions taken over the previous monitoring period and their timing;</i> <i>2) a summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems;</i> <i>3) A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence:</i> <i>i) species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation</i> <i>Classification or similar (NVC; Rodwell 1992*);</i> <i>ii) species composition of hedgerow and woodland habitat; and</i> <i>iii) representative photographs of each habitat parcel.</i>
Required Consents and Licences PB-B05
Developer engages with the Local Planning Authority officers and ecologists through meetings or written correspondence to assist with agreeing a Satisfactory Off-Site BNG Delivery Plan that will discharge the Relevant Planning Condition
Funding PB-B06
Habitat Unit provider (lump sum)
Legal Agreement PB-B07

- Offsite (lump sum payment to Habitat Unit provider), on site secured through planning condition



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☒

The management plan covers a single phase as a site wide management plan (SF19497 Habitat Management and Monitoring Plan_Jan_26).

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		NP		
Organisation		Smeeden Foreman Ltd		
Responsibility	Start Date:	01.2026	End Date:	2055
• production and implementation of this HMMP • habitat creation and enhancement works in accordance with the Habitat Management and Monitoring Plan will be completed no later than 12 months after the completion of development work.” • Monitoring : An annual site walkover by a suitably qualified ecologist will be undertaken for the first two years following completion of the development and in years 5, 10, 15, 20 and 30 thereafter to monitor the site to assess the establishment/management of proposed habitats and suggest remediation works or alterations to the programme where required to take into consideration unforeseen changes as the habitats develop.				
Statement of Competency				

I am a Principal Ecologist with over twenty years of professional experience in ecological consultancy, habitat management, and environmental assessment.

I have successfully delivered ecological input on major infrastructure projects as Environmental and Ecological Clerk of Works (ECW) for the Environment Agency demonstrates my ability to ensure compliance and mitigate environmental risks during construction.

Key competencies include:

• Habitat design, creation, and restoration planning

• Environmental impact assessment and biodiversity planning

• Green infrastructure design and implementation

• Contract supervision and project management

• Stakeholder engagement and planning support for LPAs

I hold a **Postgraduate Diploma in Habitat Management and Creation** and a **BSc (Hons) in Applied Ecology**, supported by professional certifications such as **Full CIEEM Membership**. My approach combines technical expertise with practical solutions to deliver sustainable outcomes for clients and communities.

Landowner or Land Manager PB-B10

Name or Initials				
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP				
Statement of Competency				
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Add N/A if works being completed by the landowner or land manager		
Organisation				
Responsibility	Start Date:		End Date:	

Onsite contractor TBC				
Statement of Competency				
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Reference 6.3 SF19497 Preliminary Ecological Appraisal _Proposed drive thrus_January 2025_ REV B);
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	None
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	None
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	SF19497 Preliminary Ecological Appraisal _Proposed drive thrus_January 2025_ REV B);
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	
Geology and Topography	Any geological or topographical constraints or opportunities?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☒	SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 02
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	None
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

Baseline and Environmental Information

Refer to SF19497 Habitat Management and Monitoring Plan_Jan_26 Table 09

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The landscape proposals plan for on-site illustrate the habitats and habitat features included within the post construction phase and sets out the level of strategic spatial arrangement for the site in order to provide the green infrastructure framework (soft landscaping).

The landscape objectives include:

- Retention and appropriate protection of existing line of trees and non-native hedgerow (on-site);
- Proposed modified grassland sown with a species rich, flowering lawn (WFG20) mixture (on-site);
- Proposed native mixed scrub planting with species typical of an NVC W21/W22 shrub layer composition (on-site);
- Proposed on-site planting of 17 native trees, and 13 cultivars.
- Proposed ornamental planting to include woody shrubs, herbaceous planting and ferns (on-site);
- Proposed mixed species native hedge planting (on-site);

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Baseline surveys identified existing bramble scrub elements along the southern boundary, providing ecological connectivity and acting as a buffer to the Coronation Ditch, a key water feature. These findings informed early design decisions to retain existing watercourse sections and enhance structural diversity through creation of a native mixed scrub (0.09 ha) aligned with NVC W21 W22 *Crataegus monogyna* / *Prunus spinosa*–*Rubus fruticosus* scrub.

The choice of species—Blackthorn, Hawthorn, Privet, Field Maple, reflects the local character and supports target fauna, while improving resilience to edge effects. Strategic significance was determined by:

- Connectivity: Linking woodland edges with existing hedgerows to strengthen ecological corridors.
- Buffering: Protecting the ditch from nutrient run-off and disturbance.
- Biodiversity Value: Enhancing foraging and nesting opportunities for birds and invertebrates.

A moderate condition target within 30 years was deemed achievable through phased management, including scrub layering and selective coppicing. This approach balances retention of high-value features with creation of new habitat parcels, ensuring compliance with biodiversity net gain objectives and long-term ecological functionality.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Example: Cereal crops	Other neutral grassland	1,2,3,5,8,9,10	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Provide the passes and fails of the metric condition assessment criteria that will be targeted for the proposed habitat target condition score. For example: Moderate condition will be targeted by achieving a pass in criteria B, C, D and E. Criterion A will not be targeted-	
Grassland	Modified grassland	#1	Poor	Moderate	4 years	Moderate Condition will be targeted at passing criteria A, C, D, F and G. able to Fail criteria B (no sward height variation) and E (no bare ground micro-habitats).	Enhancement of existing modified grassland with flowering lawn mixture.

Habitat and Condition Targets Further Comments

Inspection to remove litter and encroaching scrub if present. Monitor for damaged areas and presence of undesirable/invasive species.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Refer to section 7.2 SF19497 Habitat Management and Monitoring Plan_Jan_26

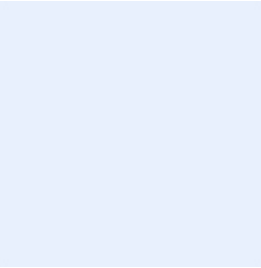
Specification of Protective Measures to be Used PM-04

Use this section to provide detailed technical specifications of any protective measures (for example fencing) to be implemented.

19497-SFW-XX-XX-DR-L-1001-P03 Landscape Plan_A0.pdf Refer to Wildlife Lawns for areas retained and enhanced

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Targets and Prescriptions

Refer Table 9 -12: Habitat Target Condition Assessments and Timescales SF19497 Habitat Management and Monitoring Plan_Jan_26

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Example: 16-08-2023	Woodland	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
2025-11-27	Mixed Scrub, Hedgerows, Introduced shrub	Drought, dieback and miss management	Throughout the monitoring periods (Years 1,2,5,10,15,20 -30) if damage/ disease/ failure to thrive/ decline in condition observed on any of those occasions.	Identify and remove dead/ dying trees and replace with equivalent species. Check tree guards are in place. Water during periods of drought. Inspection to remove weeds/ undesirable or invasive species. Monitor for damage and scrub encroachment. Remove litter.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
The monitoring reports as referenced below shall contain as a minimum: 1) a summary of management actions taken over the previous monitoring period and their timing; 2) a summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems; 3) A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence: I. species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation II. Classification or similar (NVC; Rodwell 1992*); III. species composition of hedgerow and woodland habitat; and

iii) representative photographs of each habitat parcel.

Monitoring Methods and Intervals MS-T01

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

Refer to Tables 11-13 in SF19497 Habitat Management and Monitoring Plan_Jan_26

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland (offsite)	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August (growth season)
Modified grassland	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Mixed Scrub, and Hedgerows,	Undertake transect sampling to identify the habitat type that is establishing and then number of species per m ² . Undertake condition assessment in line with Panks, S., White, N., Newsome, A., Potter, J., Heydon, M., Mayhew, E., Alvarez, M., Russell, T., Scott, S.H., Heaver, M, H. Scott, S.J., Treweek, J., Butcher, B., and Stone, D., (2021b). Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England. updated July 2025.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Environment Bank / Smeeden Foreman Ltd	Environment Bank / Smeeden Foreman Ltd

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y-1	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-2	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-5	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-10	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-15	November	May or September	Report on results of initial grassland and scrub creation measures.

Y-20	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-25	November	May or September	Report on results of initial grassland and scrub creation measures.
Y-30	November	May or September	Report on results of initial grassland and scrub creation measures.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Use this box to summarise how you plan to incorporate adaptive management. Consider the risks in section [PM-T02](#) above. The aim is to have a feedback loop between monitoring, then reporting, and how any proposed changes are subsequently reflected in this plan.

1, 2- and 5-year inspections ensures that management actions remain responsive and effective over time. Incorporating robust monitoring and clear reporting will be key to identifying issues early and adapting strategies accordingly.

observations are systematically recorded and integrated into the review process, so any necessary changes to management prescriptions can be implemented promptly. Where external factors—such as invasive species, plant disease, or flooding—impact BNG objectives, we will work closely with the responsible authority to agree on adjustments and document these changes within the management plan and schedule provided in the SF19497 Habitat Management and Monitoring Plan_Jan_26