



Crossland
Ecology

Habitat Management and Monitoring Plan

Site: East Hall Farmhouse, Hitchin

Client: Joanne Richardson

Date: September 2025



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Quality Assurance

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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

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1.0 Introduction

Purpose of this Report

- 1.1** Crossland Ecology was commissioned by Joanne Richardson to produce a Habitat Management and Monitoring Plan (HMMP) for East Hall Farmhouse, Hitchin (the site). A plan showing the baseline habitats is provided in Appendix 1.
- 1.2** This HMMP details habitat management and monitoring of significant enhancements included within the Statutory Biodiversity Metric and the subsequent Biodiversity Gain Plan (BGP) produced by Crossland Ecology (Crossland Ecology, 2025). It should be read in conjunction with the above report and metric.

Aims and Objectives

- 1.3** The aims of this report are to:
- Provide details for roles and responsibilities for the implementation of the management and monitoring prescriptions.
 - Detail the planned habitat management activities.
 - Provide a monitoring schedule to be adhered to.
 - Demonstrate the deliverability of 10% biodiversity net gain from the proposals.

Condition assessment limitations

- 1.4** The site's baseline was assessed in 2025 using the relevant Statutory Biodiversity Metric condition assessment sheets. The condition assessment was undertaken in July which is considered within the optimal time of year for botanical surveys.

Proposed Project Description

- 1.5** The site proposals include the construction of a menage with an access track at East Hall Farmhouse, Hitchin, SG4 8DL (the Proposed Development).

Planning Policy and Legislation

- 1.6** This HMMP has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:
- The Environment Act (2021);
 - UK Government's 25 Year Environmental Plan (DEFRA, 2018);
 - Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
 - National Planning Policy Framework (NPPF) (MHCLG, 2024);
 - Planning practice guidance on biodiversity net gain (MHCLG, 2024)
 - The Natural England Habitat Management and Monitoring Plan Template (JP058).

2.0 **Project Background**

Site Overview

2.1 Table 1 provides general project information.

Table 1: General Project Information

Project type	On-site
Responsible person/organisation for creating or enhancing the habitat	Landowner
Period covered by this management plan	2025 - 2055
Planning authority	North Hertfordshire District Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	N/A
Central OS grid reference	TL 20415 21874
Metric revision/title	Statutory Biodiversity Metric (completed by Crossland Ecology Ltd on 20.08.2025)
Legal agreement/planning condition	N/A
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Site Context

2.2 The site covered approximately 0.3 ha and comprised modified grassland, hard standing with a shrub and tall forbs.

2.3 The site was located off Norton St Ln, with grassland to the north, east and south and residential properties to the west, a road to the west, and agricultural fields with patches of woodland dominating the wider landscape.

2.4 See Appendix 1 for the habitat baseline. Site photographs and the baseline/proposed BNG assessment can be found within the approved Statutory Biodiversity Metric and the subsequent Biodiversity Gain Plan (BGP) produced by Crossland Ecology (Crossland Ecology, 2025).

Phasing Strategy

2.5 The site will be delivered in one phase.

Roles and Responsibilities

- 2.6** Tables 2 and 3 provide information of the responsible persons/organisations for delivering this management plan.

Table 2: Ecologist responsible for the production of this HMMP

Name or Initials		Lucy Robertson		
Organisation		Crossland Ecology		
Responsibility	Start Date:	2025	End Date:	2025
Statement of Competency				
Lucy has over four years' experience within the industry. She is a member of the Institute of Ecology and Environmental Management (MCIEEM). Her professional experience includes a wide range of ecological project work including survey, assessment and reporting. She has experience in UKHabs and surveying habitats.				

Table 3: Landowner/Land manager/Management organisation responsible for implementing this HMMP

Name or Initials		Landowner		
Organisation		N/A		
Responsibility	Start Date:	2025	End Date:	2055
Statement of Competency				
The landowner will be implementing this HMMP, resourcing specialist input (e.g. coppicing works) when required. The landowner will be resident on-site and able to carry out monitoring in accordance with this HMMP. For any specialist monitoring requirements, the appropriate technical specialists will be instructed.				

Geology and Topography

- 2.7** The soilscape for the Site is soilscape 8: Slightly acid loamy and clayey soils with impeded drainage. Texture: Loamy some clayey. Natural fertility: moderate to high. Natural drainage: slightly impeded drainage. Indicating appropriate substrate for proposed habitats is present.
- 2.8** There is a gentle fall across the site (higher on the east, lower on the west) with no steep slope. There are no drainage/flooding issues noted. As such the topography is considered appropriate for the required habitat enhancements.

3.0 Baseline

- 3.1** Habitat condition details are provided within the Biodiversity Gain Plan for the site (Crossland Ecology 2025). Excluding areas of developed land, habitats within the site are summarised below.

Modified Grassland

- 3.2** Modified grassland dominated the site and equated to an area of approximately 0.1333ha
- 3.3** The condition assessment undertaken for the grassland in 2025 resulted in 'poor condition'.

Bramble Scrub

- 3.4** A bramble scrub was present east of the modified grassland on the site and equated to an area of approximately 0.00321 ha.
- 3.5** No condition assessment was required for this habitat within the statutory BNG metric.

Sparsely Vegetated Land - Tall Forbs

- 3.6** An area of tall forbs located north-west of the grassland and bramble scrub.
- 3.7** The condition assessment undertaken for the tall forbs in 2025 resulted in 'moderate' condition.

4.0 **Planned Management Activities**

Protection of Retained Habitats

- 4.1** The proposed development would result in the loss of an area of modified grassland (c. 0.1333 ha), bramble scrub (c.0.0032 ha) and tall forbs (c.0.0139 ha) on site.
- 4.2** All adjacent habitats are to be protected during the proposed works. Heras fencing should be constructed prior to the start of works and follow BS standard BS 5837: 2012 Trees in relation to design, demolition and construction.
- 4.3** Furthermore, light spill onto the adjacent habitats should be minimised via a sensitive lighting scheme. During the proposed works, standard industry pollution prevention measures should be implemented such as dust control.

Enhanced/Created Habitats

- 4.4** To compensate for the loss of modified grassland, bramble scrub and tall forbs to developed land the below enhancement and habitat creation will be implemented:
- An area of 0.0968 ha of modified grassland will be enhanced to other neutral grassland.
 - In addition, an area of 0.0032 of the modified grassland will be used to create mixed scrub.

Table 4: Habitats to be Enhanced or Created, and their Current and Projected Conditions

Habitat	Creation/Enhancement	Current Condition (based on 2025 SBM)	Target Condition	Condition Assessment Sheet (SBM)
Other neutral grassland	Enhancement from modified grassland	Poor	Moderate	Grassland (Medium Distinctiveness)
Mixed Scrub	Created on modified grassland	N/A	Moderate	Scrub

BNG Condition Criteria to be Met

Other neutral grassland

- 4.5** An area of modified grassland to the north of the menage will be enhanced to other neutral grassland. In order to be considered other neutral grassland, the grassland must align with the UKHab definition for g3c – ‘other neutral grassland’. Within the current version (V2.0) of UKHab this is as follows:

“A neutral grassland that does not meet the definition of either g3a or g3b AND that meets at least three of these four criteria:

1. >20% cover of broadleaved herbs and sedges;
2. >8 species per m² (including forbs, grasses, sedges and rushes, and excluding byrophtyes);
3. ≥1 grass species that is not generally sown for intensive agricultural production (i.e Rye-grasses *Lolium* spp., Timothy *Phleum pratense*, Cock's-foot *Dactylis glomerata*, Meadow fescue *Festuca pratensis*) is at least abundant;
4. Cover of Rye-grasses *Lolium* spp. And White Clover *Trifolium repens*, where present, is <30%

4.6 Once the grassland meets the definition for ‘other neutral grassland’ it should be assessed against the relevant condition assessment within the Statutory Biodiversity Metric – Condition Assessment Sheets. In order to meet the required ‘moderate’ condition, 3–5 of the following criteria should be met including essential criteria A and F:

- A: The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).
Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.
- B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
- C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- D: Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.
- E: Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
If any invasive non-native plant species (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.
- F: There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type.
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

Mixed Scrub

4.7 An area of modified grassland to the north of the menage will be used to create mixed scrub. In order to be considered mixed scrub, it must align with the UKHab definition for h3h – ‘mixed scrub’. Within the current version (V2.0) of UKHab this is as follows:

- Vegetation with a >25% cover of dwarf scrub species that are <1.5m high or woody species <5m high;
- Patches of shrubs that are <5 m in height with continuous (>75%) cover; and
- Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species not listed in h3a-h3k.

4.8 Through appropriate management, it is expected that these habitat areas can reach ‘moderate’ condition. The habitat must meet 3 or 4 of the following specific condition criteria:

- The scrub represents a good example of its habitat type where at least 80% of the scrub is native, there are at least three woody species and no single species comprises more than 75% of the cover (except hazel *Corylus avellana* or juniper *Juniperus communis*);
- Seedlings, saplings, young shrubs and mature shrubs are all present;
- There is an absence of invasive non-native plant species (as listed on Schedule 9 of the WCA [1981, as amended]), and species indicative of suboptimal condition make up less than 5% of ground cover;
- The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs presence between the scrub and adjacent habitat;
- There are clearings present within the scrub, providing sheltered edges.

4.9 All other habitats within the proposed development were not considered ‘significant enhancements’ (as per the Biodiversity Gain Plan) and as such are not included within this HMMP (Crossland Ecology, 2025).

Habitat Management Methods and Timings

4.10 Appendix 2 shows the proposals plan displaying the habitats to be subject to the below creation/enhancement, management and monitoring. Management prescriptions are described below:

Enhancement of Modified Grassland to Other Neutral Grassland

4.11 The area of grassland north of the proposed development will be enhanced. It is recommended a native seed mix be used to diversify and enhance the grassland sward. Naturescape N5 Long Season Meadow Mixture, or similar would be appropriate. This mix contains 29 native wildflower species and 10 grass species, with species suitable for a range of soil types providing flowers through the entire season from April to mid-September. This mix contains the following species:

Species	Latin Name
Yarrow	<i>Achillea millefolium</i>
Lesser knapweed	<i>Centaurea nigra</i>
Greater Knapweed	<i>Centaurea scabiosa</i>
Wild Carrot	<i>Daucus carota</i>
Vipers Bugloss	<i>Echium vulgare</i>
Ladys Bedstraw	<i>Galium verum</i>
Meadow Cranesbill	<i>Geranium pratense</i>
Common Catsear	<i>Hypochaeris radicata</i>
Field Scabious	<i>Knautia arvensis</i>
Meadow Vetchling	<i>Lathyrus pratensis</i>
Rough Hawkbit	<i>Leontodon hispidus</i>
Oxeye Daisy	<i>Leucanthemum vulgare</i>
Common Toadflax	<i>Linaria vulgaris</i>
Birdsfoot Trefoil	<i>Lotus corniculatus</i>
Musk Mallow	<i>Malva moschata</i>
Hoary Plantain	<i>Plantago media</i>
Cowslip	<i>Primula veris</i>
Self Heal	<i>Prunella vulgaris</i>
Meadow Buttercup	<i>Ranunculus acris</i>
Bulbous Buttercup	<i>Ranunculus bulbosus</i>
Yellow Rattle	<i>Rhinanthus minor</i>
Common Sorrel	<i>Rumex acetosa</i>
Small Scabious	<i>Scabiosa columbaria</i>
Red Campion	<i>Silene dioica</i>
Betony	<i>Betonica officinalis</i>
Devilsbit Scabious	<i>Succisa pratensis</i>
Wild Red Clover	<i>Trifolium pratense</i>
Dark Mullein	<i>Verbascum nigrum</i>
Tufted Vetch	<i>Vicia cracca</i>
Common Bent	<i>Agrostis capillaris</i>
Sweet Vernal Grass	<i>Anthoxanthum odoratum</i>
Quaking Grass	<i>Briza media</i>

Species	Latin Name
Crested Dogtail	<i>Cynosurus Cristatus</i>
Hard Fescue	<i>Festuca Trachyphylla</i>
Chewing's Fescue	<i>Festuca rubra ssp. commutata</i>
Slender Creeping Red Fescue	<i>Festuca Rubra ssp litoralis</i>
Meadow Barley	<i>Hordeum secalinum</i>
Smooth Stalked Meadow Grass	<i>Poa pratensis</i>
Yellow Oatgrass	<i>Trisetum flavescens</i>

4.12 In addition, a native shade tolerant seed mix should be used in areas beneath tree canopies and the adjacent woodland canopy, where the above species mix may fail due to excessive shading. A mix such as Plant Life's 'Shady Characters – Wild flower seed mix', or similar would be suitable. This mix contains the following species:

Species	Latin Name
Agrimony	<i>Agrimonia eupatoria</i>
Angelica; Wild	<i>Angelica sylvestris</i>
Avens; Wood or Herb-bennet	<i>Geranium robertianum</i>
Bellflower; Nettle-leaved	<i>Campanula trachelium</i>
Betony	<i>Betonica officinalis</i>
Bluebell	<i>Hyacinthoides non-scripta</i>
Campion; Red	<i>Silene dioica</i>
Daisy; Oxeye	<i>Leucanthemum vulgare</i>
Forget-me-not; Field	<i>Myosotis arvensis</i>
Foxglove	<i>Digitalis purpurea</i>
Hedge-parsley; Upright	<i>Torilis japonica</i>
Knapweed; Common or Hardheads	<i>Centaurea nigra</i>
Meadowsweet	<i>Filipendula ulmaria</i>
Mustard; Garlic or Jack-by-the-hedge	<i>Alliaria petiolata</i>
Ragged-Robin	<i>Silene flos-cuculi</i>
Ramsons or Wood Garlic	<i>Allium ursinum</i>
Sage; Wood	<i>Teucrium scorodonia</i>
St John's-wort; Common	<i>Hypericum perforatum</i>
Selfheal	<i>Prunella vulgaris</i>

Species	Latin Name
Vetch; Tufted	<i>Vicia cracca</i>
Woundwort; Hedge	<i>Stachys sylvatica</i>

- 4.13** Management should be targeted to increase botanical and structural diversity while maintaining scrub, bracken and species indicative of suboptimal condition at low levels in order to reach ‘moderate’ condition other neutral grassland over a 30 year period.
- 4.14** In year one, the grassland sward will be sown with the native wildflower seed mixes. The ground should be prepared to produce areas of bare ground (c. 50% in areas of existing grassland). The soil should be harrowed or raked to produce a medium tilth before rolling or treading to create a firm surface. The seed should be sown in accordance with the supplier’s specifications.
- 4.15** In the first year following seeding, the grassland should be cut in mid to late summer and kept short by regular mowing through to the end of March. It can then be managed continually with a hay-cut each year between late June and early September (depending on weather conditions). Cutting should reduce the abundance of coarse grasses to allow low-growing forbs to survive. Repeated removal of cuttings should lower the nutrient status of the grassland, thus inhibiting the growth of more aggressive grasses and gradually increasing botanical diversity.
- 4.16** The arisings should be left for between one to seven days to allow the seeds to drop. All arisings will then be removed to reduce soil fertility and increase botanical diversity over time. Typically, any arisings should be removed within three weeks to avoid damaging the sward.
- 4.17** Cutting of the grassland can be carried out using hand scythes or strimmers on small to medium areas, or a tractor drawn grass cutter on larger sections. Mowing after periods of very wet weather should be avoided as this can cause damage to the sward and create ruts.
- 4.18** Cutting the entire sward provides a uniform sward height, reducing opportunities for invertebrates. Therefore, 20% of the grassland should be left uncut each year during the hay-cut and rotated so the uncut area is cut the following year and a new 20% section retained. This will reduce the potential for any areas to become scrubbed over.
- 4.19** Several species are recognised as being injurious to semi-improved grassland including creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, common ragwort *Senecio jacobaea* and broadleaved dock *Rumex obtusifolius*. It is also recognised that these species provide value to wildlife for example as food plants for invertebrates and through the provision of seeds for birds and structural diversity within the sward. However, if they become abundant throughout the sward, management may be necessary. Undesirable species should first be dealt with by

non-chemical control treatments, to comply with Defra's code of good agricultural practice (Defra 2009). Removal either by hand pulling or use of a spade or hoe just before ground level should be undertaken before plants flower. If this is not considered effective or the area too large, mechanical control may be required through repeated cutting for thistles and docks. If these methods are unsuccessful, chemical control may be required as a last resort however this is considered highly unlikely due to the limited abundance of undesirable species currently within the sward. An appropriate herbicide should be chosen for the target species, and the Code of Practice for Using Plant Protection Products (Defra 2006) followed. Spot treatment should be applied in appropriate weather conditions to reduce potential impacts on the surrounding grassland.

- 4.20** Scrub and bracken is unlikely to increase in abundance with regular management. Scrub and bracken will be checked regularly during monitoring visits and if either begins to increase and is considered to be detrimental to the grassland enhancement it will be removed. If any invasive species are identified during monitoring, remedial actions should be undertaken for their management and/or removal.
- 4.21** No fertiliser should be added to the grassland as this would increase the nutrient status of the grassland overtime and reduce botanical diversity.
- 4.22** The management regime should be reviewed in line with the monitoring programme proposed in section 5, to take into consideration the changes in the vegetation. For example, if species such as nettles, docks and thistles are beginning to dominate or the grassland does not appear to be increasing in diversity as expected, additional cuts of the grassland may be needed in autumn and winter to further reduce fertility, and/or further seeding may be required.

Mixed Scrub Creation

- 4.23** An area of modified grassland will be replanted to create mixed scrub. Species will comprise Hawthorn *Crataegus monogyna*, Hazel *Corylus avellana*, Dogwood *Cornus sanguinea*, Field maple *Acer campestre*, Dog rose *Rosa canina* and Elder *Sambucus nigra*.
- 4.24** Maintenance visits will be carried out during the Aftercare Period, at least monthly between April and September, and twice during October to March. These visits will involve general landscape aftercare measures: watering, litter removal, pest (and disease) control where necessary, weed control, and pruning. All arisings will be removed and disposed of appropriately off-site.
- 4.25** Management will target the maintenance of the planted species composition to ensure at least 80% of the mixed scrub comprises native species with at least three of these to be woody species, with no single species to comprise more than 75% of the cover for the duration of the HMMP. This will be achieved through the general landscape management and maintenance measures as per Planning Condition 26.

- 4.26** Management and maintenance works to the mixed scrub (pruning/thinning) will take place annually in autumn and outside of the period March to August inclusive, to avoid the bird nesting season.
- 4.27** Cutting will take place outside of the breeding bird season (March to August inclusive). Ideally, cutting will be undertaken in late January or February, avoiding any periods of heavy frost.
- 4.28** Table 5 summarises this 30-year management plan following year 0 creation/enhancement (capital works). Capital works will be completed no later than January 2026 with the 30 year management plan commencing after this (ie year 1 of management will be the calendar year 2026).

Table 5: Creation, Enhancement and Management Summary

Habitat	Prescription	Year 0 (2025) (Creation/Enhancement)	Year 1 (2026)	Year 2	Year 3	Year 4	Year 5 (2030)	Year 6 to 30 (2031 -2055)
Other neutral grassland	Seeding	Seed existing areas of modified grassland west of the track						
	Cutting		Cut grassland in mid to late summer and keep short by regular mowing through to the end of March	Manage continually with a hay-cut each year between late June and early September (depending on weather conditions). Remove arisings. Maintain 20% uncut each year	Repeat year 2 management	Repeat year 2 management	Repeat year 2 management	Repeat year 2 management
Mixed Scrub	Planting to be undertaken during October to March inclusive. Planting to be carried out during appropriate weather conditions (i.e. not during periods of frost, drought, cold drying winds or when soil is	General landscape aftercare measures; watering, litter removal, pest and disease control where necessary, weed control and pruning. All arisings to be removed.	Repeat year 0 management.	Repeat year 0 management.	Repeat year 0 management.	Repeat year 0 management.	Repeat year 0 management.	Annual monitoring and pruning/thinning during autumn and outside of bird nesting season.

Habitat	Prescription	Year 0 (2025) (Creation/Enhancement)	Year 1 (2026)	Year 2	Year 3	Year 4	Year 5 (2030)	Year 6 to 30 (2031 -2055)
	waterlogged or frozen).							

Risk Register and Remedial Measures

4.29 Table 6 provides potential risks and remedial measures. Combined with the monitoring schedule (Table 7) will ensure an adaptive management approach is applied to the project.

Table 6: Risk Register and Remedial Measures

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
All habitats	Newly created habitats failing to establish	Monitoring visits identify failed establishment	Identify cause of failure, review management plan and amend accordingly for example by utilising different seed mix, fencing off newly seeded areas etc
	Colonisation of invasive non-native species	Identification of any invasive non-native species	Undertake regular monitoring visits to check for invasives. Should invasives be identified, removal should be undertaken by a specialist contractor (where Schedule 9 species identified) to prevent spreading.
	Human damage such as vandalism, litter, or high footfall in habitats preventing establishment of habitats	Monitoring of habitats reveals habitats are failing specific criteria related to disturbance and damage resulting from humans	Give consideration to fencing off of habitats to stop human use of certain areas.
	Water resources and hot / dry weather	Prolonged period of drought / planting struggling to survive	Effective use of water resources in the spring and summer months when new planting is at its most vulnerable will be crucial in achieving satisfactory outcomes. Please see the Habitat Management and maintenance specification. In times of drought of water shortages, a balance will need to be sought between sustainable use of water resources and the need for vegetation establishment.
Grassland	Species diversity not increasing over time	Monitoring visits reveal lack of increased botanical diversity	Review current management regime and alter if required, for example extra hay-cuts to further reduce fertility. Addition of extra seed and management of undesirable species if required.
	Failing to meet criteria to achieve moderate condition	Monitoring visits identify failed criteria	Identify cause for example damage or scrub/bracken encroachment and amend accordingly for example by

			fencing off, or employing techniques to manage scrub and bracken.
Mixed scrub	Invasive, non-native species. Unfavourable species composition.	Monitoring visits reveal presence of invasive non-native plant species, increases in non-native species over 20% and/or single species dominance of over 75%	Remove invasive non-native species. Reduce non-native component of scrub to below threshold levels. Undertake selective thinning/removal of dominant species and provide additional species planting.

5.0 **Monitoring schedule**

5.1 A monitoring schedule has been provided in table 7.

Table 7: Habitat Monitoring Plan

Habitat Type	Monitoring Methods	Monitoring/Reporting Interval and Timing
Grassland and mixed scrub	Monitoring assessment and reporting will be completed against the Biodiversity Net Gain Statutory metric condition assessment criteria, for the relevant habitat. Walkover survey to assess establishment/condition against the BNG condition criteria by an appropriately qualified/experienced person.	Years 2, 5, 10, 15, 20, 25 & 30. Surveys to be completed between April and September (Ideally May to July for grassland). Reporting to be completed and issued to Local Authority prior to the end of October. Recording to demonstrate how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

6.0 Conclusions

- 6.1** This HMMP details habitat management and monitoring of significant enhancements included within the approved Statutory Biodiversity Metric and the subsequent Biodiversity Gain Plan (BGP) produced by Crossland Ecology (Crossland Ecology, 2025).
- 6.2** The habitat creation and implementation is set out within this document followed by management and monitoring plans for 30 years in accordance with local/national planning policy and the Environment Act (2021).

7.0 **References**

Crossland Ecology (2025). *East Hall Farmhouse - Biodiversity Gain Plan*.

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Appendix 1: Baseline habitats plan



Appendix 2: Proposed habitats post development



Appendix 3: Statutory Metric (appended separately)