



Habitat Management and Monitoring Plan

Report Release Sheet

Author:	William Parkinson BSc (Hons)
Document reference	MNE_3476.1_HMMP_Holly Lodge Farm
Document Version	V1.0 – Final
Reviewed by:	Caroline Maghanga MSc C Env MCIEEM
Authorised by:	Ashley Martin MSc ACIEEM
Telephone:	07518941370
Email	ash@midnortheology.com
Website:	www.midnortheology.com

Disclaimer

This document has been prepared by Midnorth Ecology Ltd. For Marrons (*hereafter referred to as the 'Client'*), solely as a HMMP. Midnorth Ecology Ltd. accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared. The content within this report remains the content of Midnorth Ecology Ltd and issue of this report does not give rights to any of the content in part or whole.

The evidence which we have prepared and provided is in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and follows all relevant legislation. The content of this report is, at least in part, based upon information provided by others, on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Midnorth Ecology, unless otherwise stated in the report.

Contents

Executive Summary

1 Introduction

2 Baseline Ecological Conditions

3 Planned Management Activities

4 Delivery Plan

5 Responsible Persons and Lines of Communication

6 Monitoring Schedule

Appendix 1 – Site Location

Appendix 2 –Work Proposals

Appendix 3 – Seed Specifications

Appendix 4 – Relevant legislation

Executive Summary

Midnorth Ecology Ltd were appointed to conduct a UK Habs survey and to complete condition assessments of the habitats present within a parcel of land at Holly Lodge Farm to inform a previous Biodiversity Net Gain Assessment (Midnorth Ecology, updated version December 2025) on the project which was required for the change of use of a structure from livery stables to storage distribution use (Class B8) and the installation of an hard standing area. Please see plans within Appendix 3 for full work proposals.

The client wished to create habitat on-site which if achieved will provide an 11.58% Biodiversity Net Gain as shown in the previous BNG report. This HMMP is required to secure the BNG and will provide the habitat management and maintenance prescriptions which will remain for 30 years as stipulated within the BNG regulations.

- A BNG assessment was completed on the 1st of May 2025 and updated (new proposals) 10th December 2025 by Midnorth Ecology, recommendations were provided for on-site enhancements which would achieve a +11.58% BNG on site.
- This option consisted of considerate planning at the design stage to minimise impacts on biodiversity, such as careful siting of the hardstanding area within the site footprint to ensure minimal impacts to biodiversity and ultimately reducing the biodiversity loss at the site.
- An area of the site was also identified during design stages to support a compensation area within the site, which would be used offset any remaining biodiversity loss due to the construction of the hardstanding area. This area consisted of modified grassland in poor condition and an enhancement of 0.125 ha of this would increase the biodiversity value of the site by +11.58%.
- This HMMP sets out details of how the compensation habitat will be developed, managed and monitored to achieve the BNG target.
- Roles and responsibilities of site personnel are detailed, including the requirements of the Ecologist/Responsible Person.
- If all recommendations within this HMMP are followed and created habitats are successful, the proposals on site will enhance the current biodiversity value of the site.

1. Introduction

1.1 Midnorth Ecology was commissioned by the client to produce an HMMP to achieve a biodiversity net gain within the site in line with a previous BNG assessment. The current development proposal is for the change of use of a structure from livery stables to storage distribution use (Class B8), the installation of a hard standing area and habitat enhancement of 0.125 ha of modified grassland.

1.2 The following documents have been used to inform this HMMP;

- MNE_3476.1_PEA_Holly Lodge Farm
- MNE_3476.1_PRA_Holly Lodge Farm
- MNE_3476.1_BNG_Holly Lodge Farm
- MNE_3476.1_The_Statutory_Biodiversity_Metric_Calculation_Tool
- MNE_3476.1_Condition Assessments

1.3 This HMMP has been commissioned to set out the management and monitoring required to achieve habitat enhancement(s) on-site that will be used to secure the BNG target. The HMMP is produced on the option provided in table 3.3 and Appendix 3 within the BNG report. In addition to the proposed plans, the recommendation provided was for the enhancement of a 0.125 ha of modified grassland to the east of the site.

1.4 Habitat descriptions and protected species assessments can be found within section 3 of the BNG report, which states the baseline habitat consisted of modified grassland which was in previous use as pastoral, arable or other agricultural use. This habitat was in poor condition according to the DEFRA condition assessment criteria.

1.5 The HMMP will focus on how biodiversity can be enhanced and monitored according to the recommendations within the Biodiversity Net Gain report and calculations. The HMMP also outlines how the BNG will be achieved over a 30-year period. The report is based on the Natural England HMMP template (HMMPT, Natural England and DEFRA, 2023).

Site Location and Surrounding Habitats

- 1.6 The site is located approximately 5km north of Atherstone town centre, in a rural setting, surrounded on all aspects by agricultural and semi natural habitats. Considering this, ecological connectivity within the wider landscape is good for a range of notable and protected species.
- 1.7 The habitat within the site boundary consisted of existing developed land and modified grassland / bare ground. The structure described in section 2 will be modified in no way and will not require any additional external lighting, however areas of the mentioned habitat will be lost to facilitate the hardstanding area. A separate Preliminary Roost Assessment has been completed on this structure which concluded there would be no likely impact on roosting bats.
- 1.8 Areas of Habitats of Principle Importance (HPI) were identified adjacent to the site which will need retaining and protecting as they are considered nationally important habitats. However, most of the habitats adjacent to the site were common and widespread and due to the heavily managed nature of the site and low species diversity most were classed as of low local value.
- 1.9 Habitats such as hedgerows, broadleaved woodland, ponds, wet ditches, lines of trees, modified grassland, further developed land (buildings, hardstanding and bare ground) was identified within the wider landscape.

Works Proposals

- 1.10 The current development proposal is for the change of use of a structure from livery stables to storage distribution use (Class B8), the installation of a hard standing area and habitat enhancement of 0.125 ha of modified grassland. Please see plans within Appendix 3 for full details.

2. Baseline Ecological Conditions

Existing Habitat Descriptions

2.1 Baseline ecological conditions are based on the previous site visit as described in the PEA report (Midnorth Ecology, 2025)

- Developed Land and Sealed Surface - the existing structure present within the site boundary which was the only habitat within the red line boundary was mainly used as livery stables. The section of structure is constructed of steel framework and corrugated tin sheeting panels which make up the majority of the walls. The roof is pitched and again constructed of tin metal sheets which are mostly tightly joint. There are areas where the building is half built with concrete blocks which extend internally which appeared to separate livestock.
- Hardstanding - An area to the east of the stable consisted of existing hardstanding which formed part of the driveway and surrounding the stables. Trees adjacent to this hardstanding will be retained during the works, the hardstanding continued and provided access into the field at the west, the hardstanding to the south of the stable comprised of MOT type hardcore.
- Modified Grassland / Bare Ground – two areas to the east and west of the existing structures comprised of modified grassland / bare ground. These areas appeared to be used for agricultural activities such as plant and vehicle movement and other farming operations. There were a variety of grasses present within the habitats, which consisted of perennial ryegrass (*Lolium perenne*) dominating the sward with Yorkshire fog (*Holcus lanatus*) and cocksfoot (*Dactylis glomerata*) occurring occasionally. Common thistle (*Cirsium vulgare*), ribwort plantain (*Plantago lanceolata*), Curled dock (*Rumex crispus*), Dandelion (*Taraxacum officinale* agg.) and white clover (*Trifolium repens*) were also present frequently. Bramble (*Rubus fruticosus*), and young self-set ash (*Fraxinus excelsior*) whips and other ruderal vegetation such as common nettle (*Urtica dioica*) and cleavers (*Galium aparine*) were also present rarely.

3. Planned Management Activities

Management Plan Objectives

- 3.1 The HMMP outlines requirements that need to be undertaken to ensure that the habitat creation in line with the BNG provided can be achieved through a 30-year co-ordinated and informed approach. Given the length of the required lifespan of this document it is to be considered as a live document and may need updating dependant on the results of the continued monitoring to ensure the habitat condition created is maintained throughout the long-term duration of the agreement.

Aims and objectives of the BNG

- 3.2 The BNG option provided within previous calculations to achieve a net gain of 11.58% was based early in the design stage and an area on-site was identified where the existing habitat could be enhanced to provide the net gain on site. The area was reviewed by the design team to ensure the habitat enhanced would be achievable over the 30-year period without any disturbance from future operations.
- 3.3 To achieve the 11.58% biodiversity net gain an area (0.125ha) of modified grassland which is in poor condition and had extensive management in place is to be cordoned off with stock proof fencing and the grassland within will be enhanced to create a more diverse sward and with a higher species richness as per the condition assessments for this habitat type the proposed enhancements will aim to achieve the enhancement of poor modified grassland (UK Habs Code: g4) to other neutral grassland (UK Habs Code: g3c) in moderate condition.
- 3.4 This will be achieved by, ceasing any fertilisation/grazing of the area, preparation of the habitat such as reducing nutrients; removing existing vegetation to approximately 50% and re-seeding with a native wildflower mix. Management and monitoring will then be prescribed to achieve the enhancement of modified grassland to other neutral grassland in moderate condition according to the BNG condition assessments.

Adjacent habitat retention

- 3.5 Existing habitats within the site that are to be retained throughout the proposals must be retained and safeguarded by taking a precautionary approach outlined within an ecological precautionary working method statement (ePWMS) this will also include

details on how to safeguard protected and/or notable species which may use these habitats.

4. Delivery Plan

Management Prescription

UK Hab Ref	Management Activity	Timings	J	F	M	A	M	J	J	A	S	O	N	D
Land preparation														
g4	<i>A 0.125 ha area as shown in Appendix 2 must be cordoned off and no grazing or fertiliser will be permitted/applied in this area for the remainder of the 30-year term (unless otherwise stated).</i>	First year	x	x	x									
g4	<i>In March or April remove existing vegetation cover to bare ground by approximately 50%. This can be achieved by flail, rake, toothed bucket and/or robotic mowers.</i> <i>The 50% can be achieved by either spot cuts/rough cuts or strips.</i> <i>All arising vegetation must be removed from the area to help reduce nutrient levels.</i>	First year			x	x								
g4	<i>Any vegetation which has re-grown after step 2 must be reduced to approximately 5cm in height and maintained as such until May (one cut per</i>	First year				x								



	month) but immediately before following steps. This will make the habitat suitable for sowing of wildflower seeds. All arising vegetation must be removed from the area to help reduce nutrient levels.														
g4	The land must then be prepared in May prior to seeding, by removing any weeds within the 50% bare ground by hand and rough raking to prepare for seeding. Any vegetation arising from the ground preparation will be removed from the site. No pesticides or herbicides will be utilised on the area of grassland creation. Weed removal by hand only.					x									
Seeding and Other Neutral Grassland creation															
g3c	Seeding (wildflower meadow mix) In May a native wildflower seed mix such as Restore and Enrich LWRE 100%¹ will be mixed with a commercially available MG5 seed mix and will be spread over the bare ground as per the ratio provided within the seed mix instructions.	First year				x									

	<i>The existing vegetation will also be overseeded.</i> <i>Care must be taken to ensure the wildflower mix used only contains UK native species. The proposed seed mix includes 8% yellow rattle (<i>Rhinanthus minor</i>) which is a hemiparasitic plant that targets competitive grass species. This species will 'attach' to the roots of competitive species such as perennial ryegrass and 'steals' nutrients and water.</i> <i>This plant therefore reduces competitive plant species growth to allow wildflower species to become established within the sward.</i>													
g3c	<i>During periods of low rainfall over spring and summer consider watering the area every 72 hours to support the grasses and wildflowers during their development and setting phase.</i>	First year					x	x	x	x	x			
g3c	<i>A reduced management strategy will be undertaken to increase natural diversity within the seeded grassland.</i>	First year									x			

	<i>The grassland area will be cut once in the first year to mimic traditional hay meadow cutting, this will require a partial cut in late summer (September).</i> <i>The partial/rough cut should be cut the opposite way to the strips on the initial ground preparation which will leave scattered areas of retained wildflower stands to promote pollinating invertebrates late into the season and should see the retention of approximately 10% of the grassland.</i>													
g3c	<i>After the first year the grassland area will be cut twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September).</i> <i>Again, the partial/rough cut will leave scattered areas of retained wildflower stands to promote pollinating invertebrates late into the season and should see the retention of approximately 10% of the grassland.</i>	Year 2-30						x				x		
g3c	<i>Maintaining the grassland will require litter/debris and weed removal during the long-term management. This will aim to remove competition</i>	Year 2-30		x		x		x		x		x		



	<i>from invasive species and help promote growth within the sward from less competitive species.</i>													
g3c	<i>Additional watering will be required during period of reduced rainfall over summer.</i> <i>No pesticides or herbicides will be utilised on the area of grassland creation. Weed removal by hand only.</i>	Year 2-30				x	x	x	x	x	x			

5. Responsible Persons and Lines of Communication

Biodiversity Officer

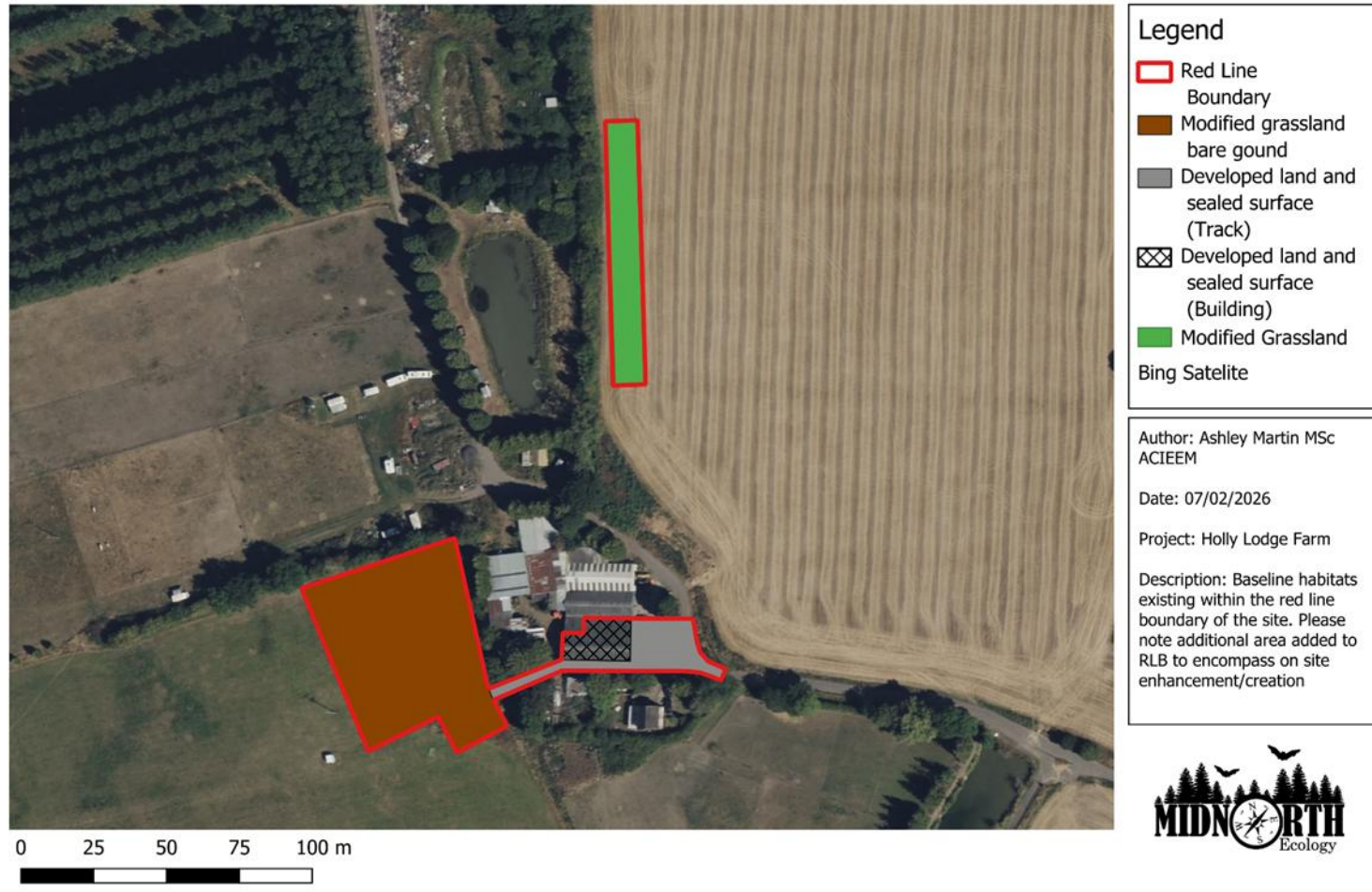
- 5.1 A member of management or person with significant influence within the construction phase, such as the chief contractor or project manager, will be established as the Biodiversity Officer throughout the construction phase, and will remain responsible for ensuring all required actions are taken in accordance with the HMMP.
- 5.2 Any queries regarding the HMMP should be highlighted to the Project Ecologist, and updates regarding the progress of the mitigation and enhancement measures should be provided to the Project Ecologist by the Biodiversity Officer where necessary.
- 5.3 Following the completion of the construction phase, the site caretaker shall take responsibility for the adherence of habitat management in accordance with the delivery plan above. Any and all queries in respect of habitat management should be directed to the project ecologist.
- 5.4 It will be the responsibility of the Lead Contractor to ensure that all site operatives, including sub-contractors are informed of the HMMP and the Ecologist contact details, Site inductions will contain details regarding any ecologically sensitive areas present on site.
- 5.5 This HMMP and subsequent annual reports will be kept on site and will be made available for inspection by the LPA if requested.

6. Monitoring Schedule

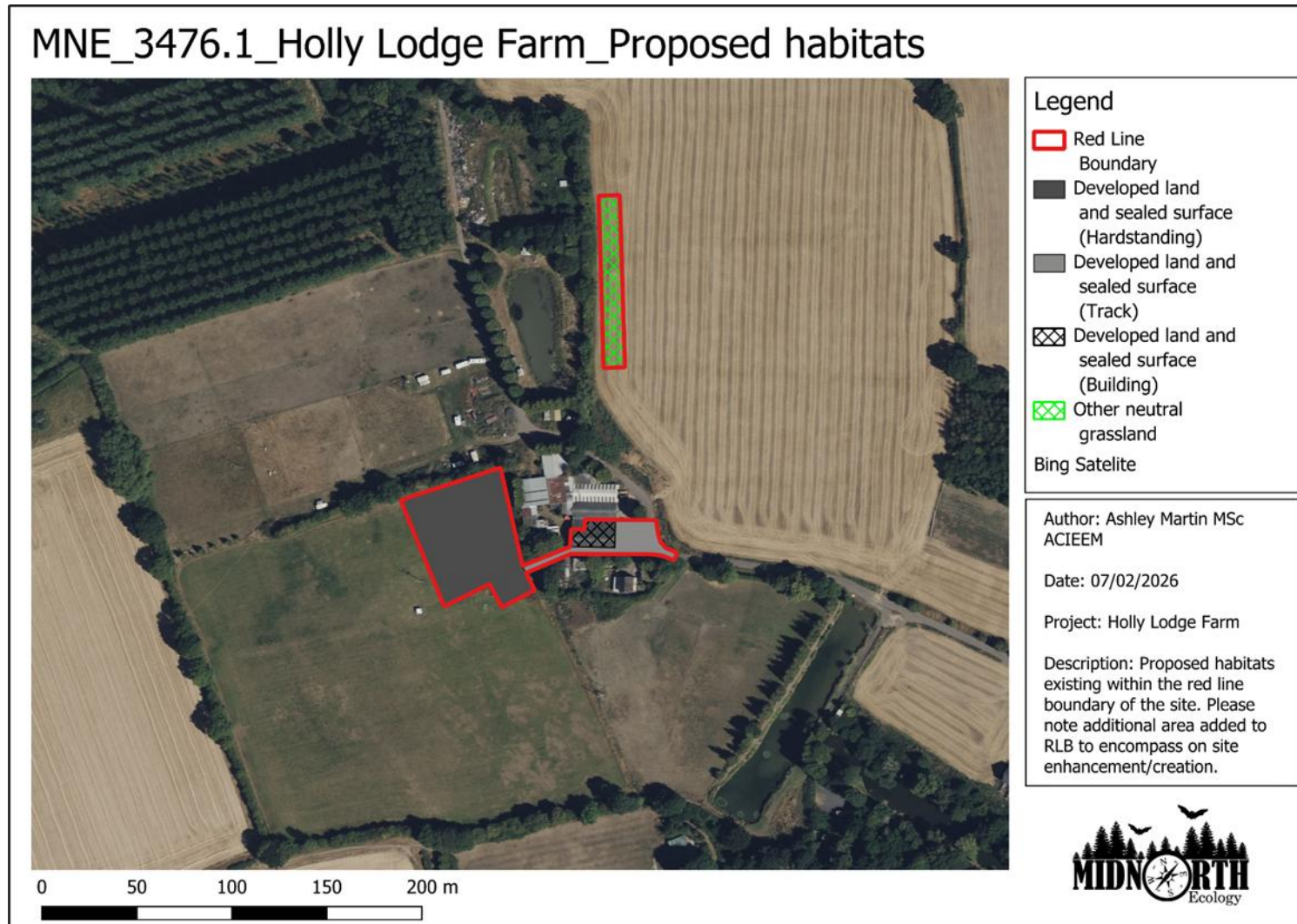
- 6.1 To deliver BNG a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals. Adaptive Monitoring will be implemented to evaluate the effectiveness of management actions then adjusting as necessary to improve outcomes over time. Management actions will be followed by targeted monitoring outcomes. These, in turn, will inform the ongoing management.
- 6.2 Observations and notes from day-to-day management will be kept and inform changes in management prescriptions, then through to subsequent monitoring reports compiled by the biodiversity officer.
- 6.3 A suitably qualified ecologist will be appointed to assess the created habitat as per planning condition requirements from Year 2 (unless a visit is specifically requested for ecological support and advice in Year 1).
- 6.4 The ecologist shall prepare and submit a monitoring report following assessment which summarises the habitat growth on site, and what changes/improvements are required (if any). Monitoring should be conducted at key milestones such as years 1, 2, 3, 5, 10, 15, 20, 25, and 30, to ensure habitats meet their target.
- 6.5 The monitoring reports will contain a FISC level 5 quadrat assessment of the grassland, to evidence an increase and subsequent biodiversity net gain of the floral species present.

Appendix 1 – Baseline Habitats

MNE_3476.1_Holly Lodge Farm_Baseline habitats



Appendix 2 – Work proposals



Appendix 3 – Seed Specifications

 wildflower.co.uk/products/wildflower-seed-mixtures/lwre-restore-enrich-100.html  

Home > Products > Wildflower Seed Mixes > Restore and Enrich Wildflower Seeds LWRE 100%

← Return to Wildflower Seed Mixes

 100% Native Wildflower Seed



Next Day Delivery

Restore and Enrich Wildflower Seeds LWRE 100%

Restore and Enrich Wildflower Seeds is a collection of native species specifically for **overseeding and enriching existing meadows or grassland areas**. The wildflowers contained are some of the most common in the British landscape and have been selected for their **ease of establishment and competitiveness against grass and other plants**.

This meadow mix consists of mainly perennial species plus a splash of annuals to **establish a permanent meadow with a burst of colour from the very first summer**. Our Restore and Enrich mix will **increase floral diversity and attract bees, butterflies and pollinators** with its range of species from the RHS's list of 'Plants for Pollinators'.

Contains 23 different native wildflower species.

Sowing Rate: 3 grams per sq/m - 1kg covers 330sq/m

Check out the [specification sheet](#) for more details.

Appendix 4 - Legislation and Planning Policy

Important notice: *The following information is only to be used as a guide and should not be used as a reference as a statement of legislation. The information is provided to give guidance on the legislation in the UK only and may not be applicable to certain areas outside of UK.*

Biodiversity net gain (BNG) is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on decision notices on the grant of planning permission.

The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.



Midnorth Ecology Ltd.

Tower View, South Argo Terrace, Golspie, KW10 6RX

www.midnortheology.com