



Department  
for Environment  
Food & Rural Affairs

# Habitat Management and Monitoring Plan

For use with  
**Small Sites Metric**  
**(Statutory Biodiversity Metric)**

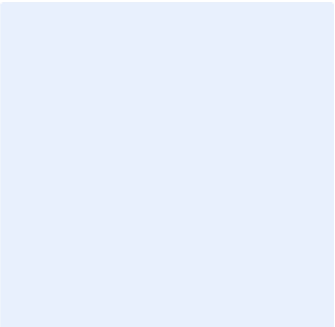
|                             |                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Name:                  | Ivy House Farm                                                                                                                                                                                                                                                                                                                                |
| Date:                       | 10/02/2026                                                                                                                                                                                                                                                                                                                                    |
| Version:                    | 2                                                                                                                                                                                                                                                                                                                                             |
| Small Sites<br>Criteria Met | <p>The site fulfils the criteria for use of the <a href="#">Small Sites Metric (Statutory Biodiversity Metric)</a> calculation tool.</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If 'No' use the <a href="#">Main HMMP Template</a> for the full statutory biodiversity metric instead of this one.</p> |



Author:



Client:



Checklist of Contents SM-T01

Please complete the table below to confirm the sections in this Template that have been completed.

| Checklist of Contents Completed |                                                                                                | Sections completed (please tick)    |
|---------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------|
| 1.                              | Project Background                                                                             |                                     |
| 1a                              | <a href="#">Project Information</a>                                                            | <input checked="" type="checkbox"/> |
| 1b                              | <a href="#">Planning Condition</a>                                                             | <input checked="" type="checkbox"/> |
| 1c                              | <a href="#">Roles and Responsibilities</a>                                                     | <input checked="" type="checkbox"/> |
| 1d                              | <a href="#">Site Boundary Plan</a>                                                             | <input checked="" type="checkbox"/> |
| 1e                              | <a href="#">Land Use Summary</a>                                                               | <input checked="" type="checkbox"/> |
| 1f                              | <a href="#">Site Photos</a>                                                                    | <input checked="" type="checkbox"/> |
| 1g                              | <a href="#">Site Proposals Plan</a>                                                            | <input checked="" type="checkbox"/> |
| 2.                              | Management Plan Aims and Objectives                                                            |                                     |
| 2a                              | <a href="#">Site Aims and Objectives</a>                                                       | <input checked="" type="checkbox"/> |
| 2b                              | <a href="#">Retained and Enhanced Habitats Protection Measures</a>                             | <input checked="" type="checkbox"/> |
| 2c                              | <a href="#">Habitat Management Proposals</a>                                                   | <input checked="" type="checkbox"/> |
| 3.                              | Establishment and Management                                                                   |                                     |
| 3a                              | <a href="#">Creation, Enhancement and Management Targets and Prescriptions</a>                 | <input checked="" type="checkbox"/> |
| 4.                              | Monitoring                                                                                     |                                     |
| 4a                              | <a href="#">Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site</a> | <input checked="" type="checkbox"/> |

Version Control SM-T02

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 adapted throughout the management and monitoring period.

| Version | Issue Status | Prepared by / Date              | Approved by / Date              |
|---------|--------------|---------------------------------|---------------------------------|
| 1       | Issued       | Charlotte Skinner<br>10/02/2026 | Phillipa Stirling<br>10/02/2026 |
|         |              |                                 |                                 |
|         |              |                                 |                                 |
|         |              |                                 |                                 |

Document Details

Provide ownership, copyright and licensing information within this table.

| Authorship Details SM-B01                                                               |
|-----------------------------------------------------------------------------------------|
| Arbor Vitae Environment Ltd<br>10 Darwin Court<br>Bicton Heath<br>Shrewsbury<br>SY5 3AL |

# 1. Project Background

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

| Project information SM-T01             |                                                                                                       |
|----------------------------------------|-------------------------------------------------------------------------------------------------------|
| Project type                           | Non-residential                                                                                       |
| Development Name and Address           | Ivy House Farm, Bilstone Rd, Congerstone, Nuneaton, CV13 6LW                                          |
| Author                                 | Charlotte Skinner MSc, Qualifying Member of CIEEM: Assistant Ecologist at Arbor Vitae Environment Ltd |
| Landowner                              | Tim Sinnott                                                                                           |
| Land Management Organisation           | Tim Sinnott at Ivy House Farm                                                                         |
| Period covered by this management plan | 30-years                                                                                              |
| Planning authority                     | Hinckley and Bosworth borough council                                                                 |
| Planning reference                     | 25/00713/FUL                                                                                          |
| Central OS grid reference              | SK36820488                                                                                            |
| Total Site Area                        | 5056                                                                                                  |

**Reason:** To ensure that protected species and habitats are taken into consideration according to

legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments and to comply with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

## Planning Condition

| Details of Planning Conditions to be Discharged by this Document SM-B02                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. No development shall take place (including ground works or vegetation clearance) until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority. The approved Plan/details shall be adhered to and implemented unless otherwise agreed in writing by the local planning authority. |

Roles and Responsibilities

Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

|                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                       |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Author Responsible for Preparing HMMP SM-B03                                                                                                                                                                                                                                                                                       |            |                                                                                                       |                                                                       |
| Name or Initials / Role                                                                                                                                                                                                                                                                                                            |            | Charlotte Skinner MSc: Qualifying Member of CIEEM: Assistant Ecologist at Arbor Vitae Environment Ltd |                                                                       |
| Organisation                                                                                                                                                                                                                                                                                                                       |            | Arbor Vitae Environment Ltd                                                                           |                                                                       |
| Responsibility                                                                                                                                                                                                                                                                                                                     | Start Date | 10/02/2026                                                                                            | End Date<br>Once condition 7 has been discharged and works can start. |
| Statement of Competency                                                                                                                                                                                                                                                                                                            |            |                                                                                                       |                                                                       |
| <p>Qualified Ecologist working for an ecological consultancy for over 2 years, including botanical and protected species surveys and completing biodiversity net gain assessments.</p> <p>Author involved until all planning conditions are discharged. Responsibility for creation of habitats will be passed to Tim Sinnott.</p> |            |                                                                                                       |                                                                       |
| Landowner / Management Organisation Responsible for Delivering HMMP SM-B04                                                                                                                                                                                                                                                         |            |                                                                                                       |                                                                       |
| Name or Initials / Role                                                                                                                                                                                                                                                                                                            |            | Tim Sinnott                                                                                           |                                                                       |
| Organisation                                                                                                                                                                                                                                                                                                                       |            | -                                                                                                     |                                                                       |
| Responsibility                                                                                                                                                                                                                                                                                                                     | Start Date | Once condition 7 has been discharged and works can start.                                             | End Date<br>February 2056                                             |
| Statement of Competency                                                                                                                                                                                                                                                                                                            |            |                                                                                                       |                                                                       |
| <p>Current site owners likely to employ specialist contractors to complete the work. Details TBC.</p>                                                                                                                                                                                                                              |            |                                                                                                       |                                                                       |



Drawing name:  
Baseline habitat map

Site:  
Ivy House Farm

Date:  
11/02/2026

Scale:  
1:750

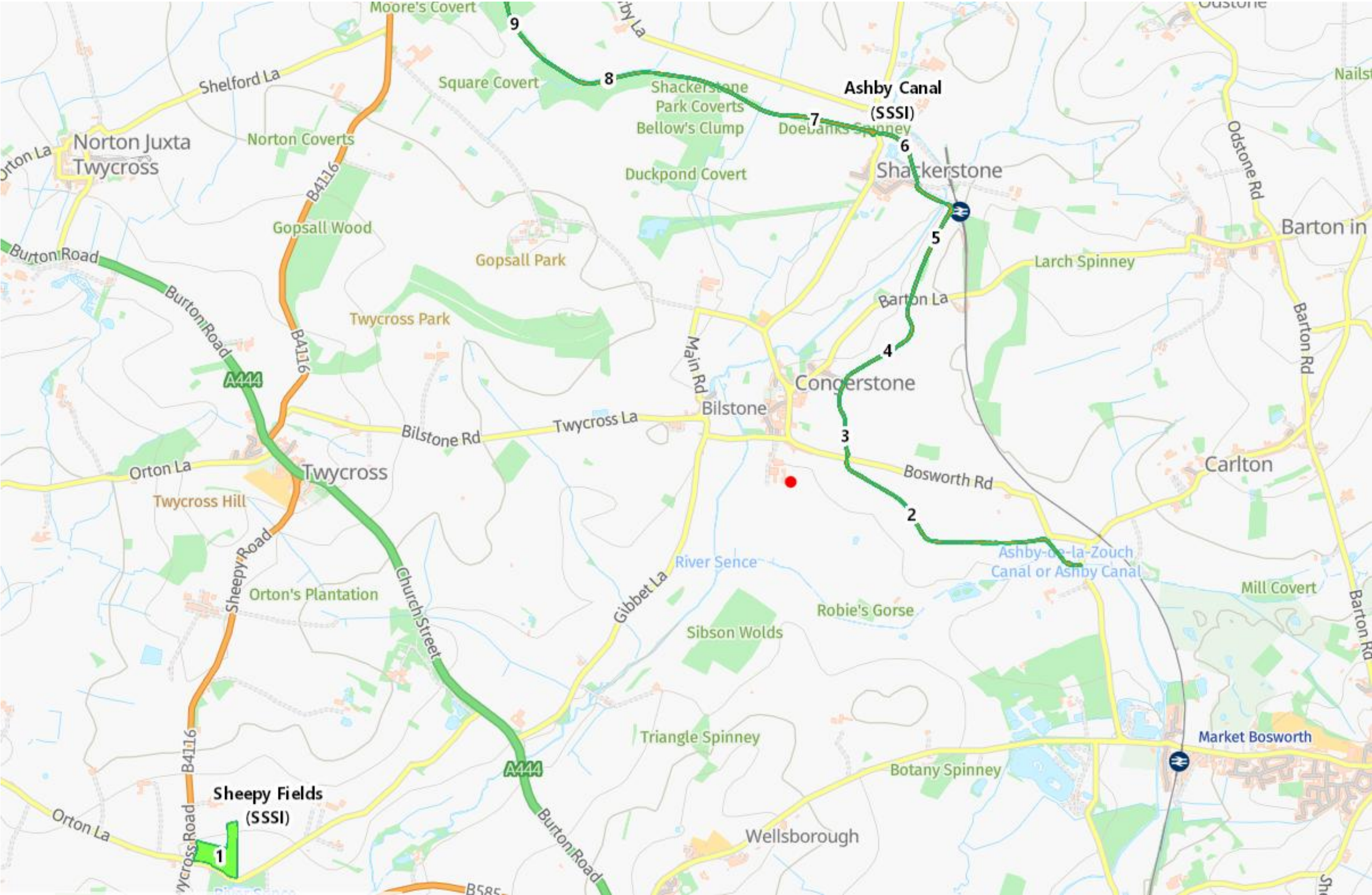
Legend

- HABITATS
- Temporary grass and clover leys



Site Context Plan SM-F02

Show the location of the site in context with relevant geographical information, such as National or Local planning policies, that have informed Site and landscape design. These may include (but are not limited to) the National and Local Character Areas, Local Nature Recovery Networks and Biodiversity Opportunity Areas. As a minimum, this plan should illustrate any information that has informed the decision on assigning strategic significance. See the Small Sites Metric (Statutory Biodiversity Metric) User Guide for more information.



Land Use

Description of Site Use - Baseline SM-B05

The proposed storage compound will be situated on a temporary grassland field where perennial rye, white clover and annual meadow grass was identified. Within the field was a large spoil heap which will be removed to facilitate the compound. Immediately north of the proposed site is an existing storage compound. To the west of the site is a concrete yard area with modern agricultural buildings.

Description of Site Use - Proposed SM-B06

Plans for the site will include a hardstanding storage compound.

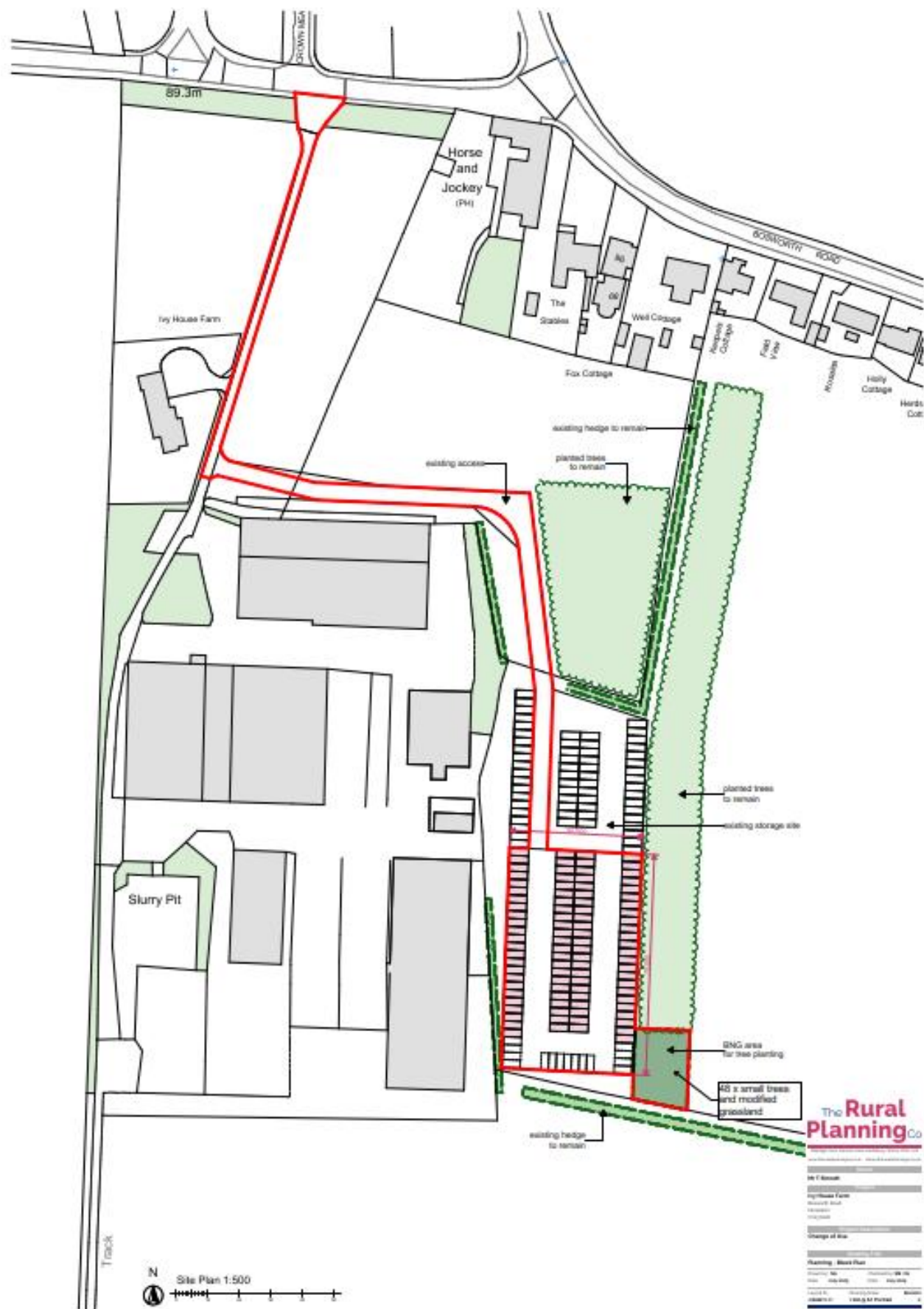
Site Photos SM-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan. Tick if additional photographs are provided in the Appendices ☐ Reference: [Click or tap here to enter text.](#)



Site Proposals Plan SM-F04

As a minimum, show all the proposed habitats to be retained, created or enhanced.  
The map could be on an aerial photo, or a sketch map showing mapped habitat polygons. Include parcel references if possible. It is also helpful to include a north arrow and scale.



## 2. Management Plan Aims and Objectives

### Overview of Proposed Habitat Aims and Objectives SM-B07

The proposed storage compound will result in the loss of 2,940m2 of temporary grassland, which will be replaced with developed land. This habitat does not have an associated condition assessment and has a v. low distinctiveness.

415m2 of the temporary grassland will be replaced with modified grassland, to be maintained in moderate condition. The proposed site will also include the planting of 48 x small native trees, to be maintained in a moderate condition.

### Retained and Enhanced Habitats Protection Measures SM-B08

None required- The habitat to be retained consists of developed land, which requires no protection measures. All trees and hedgerows at the periphery of the site will remain unaffected.

### Summary of Adaptive Management Approaches SM-B09

An effective feedback mechanism will be required whereby monitoring is completed by Arbor Vitae Environment Ltd. If habitats are not found to meet their expected condition, an action plan will be produced to remediate any issues.

## Habitat Management Proposals

### Habitat Baseline Description SM-B10

#### *Temporary grassland*

The proposed storage compound will be situated on a temporary grassland field where perennial rye, white clover and annual meadow grass was identified. Within the field was a large spoil heap which will be removed to facilitate the compound.

#### *Developed land; sealed surface*

The proposed access to the site will run over an existing tarmac road and yard. This feature has not been included in the habitat map as there is no value to the area.

### Retained Habitats SM-B11

1701m2 of developed land will be retained as the existing access to the site.

### Enhanced Habitats SM-B12

N/A.

### Created Habitats SM-B13

The proposed storage compound will result in the loss of 2,940m2 of temporary grassland, which will be replaced with developed land. This habitat does not have an associated condition assessment and has a v. low distinctiveness.

415m2 of the temporary grassland will be replaced with modified grassland, to be maintained in moderate condition. The proposed site will also include the planting of 48 x small native trees, to be maintained in a moderate condition

### 3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Complete the planned prescriptions for each area habitat, hedgerows and watercourse proposed on-site in the table below to confirm how created and enhanced habitats will be established and managed. Include details on how retained habitats will be managed. At a minimum, list each area habitat, hedgerow or watercourse entered into the Small Sites Metric (Statutory Biodiversity Metric) calculation tool in the ‘Habitat/Feature Type’ column in the table below (SM-T02) and provide specific creation or enhancement and management prescriptions. If preferred, provide multiple rows for the same habitat/feature type where different prescriptions are to be used in different parcels/features, hedgerows or watercourse. Refer to the SSM HMMPT [Habitat Guide](#) for additional guidance on target habitat types and conditions to guide your prescriptions. If appending any additional documents that contain prescriptions or work schedules, please tick here and provide a reference: ☐ Reference: [Click or tap here to enter text.](#)

| Habitat/Feature Type | Target Condition | Parcel/ Feature Ref            | Habitat Creation or Enhancement and Management Prescriptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individual trees     | Moderate         | 48 trees to be planted on site | <p>A total of 48 native trees will be planted on site. Trees will be planted as ‘light standards’ with a minimum DBH of 7.5cm. All trees will be planted between November and March each year.</p> <p>Trees will be fitted with appropriate spiral guards and standard supports. The base of each tree will be mulched and in times of drought, the trees will be watered regularly.</p> <p>Any losses will be replaced within the first 5 years. All trees will be purchased from a local nursery and confirmed as disease free. Suitable species are:</p> <p>Field maple</p> <p>Rowan</p> <p>Wild cherry</p>                                                                                                      |
| Modified grassland   | Moderate         | -                              | <p>415m2 of modified grassland to replace temporary grassland.</p> <p>The following grassland seed mix will be used: WFG20 (Eco Species Rich Lawn)</p> <p><a href="https://germinalamenity.com/wfg20-eco-species-rich-lawn">https://germinalamenity.com/wfg20-eco-species-rich-lawn</a></p> <p>2.0% Wild Carrot (Daucus carota)</p> <p>0.5% Common Knapweed (Centaurea nigra)</p> <p>0.4% Self Heal (Prunella vulgaris)</p> <p>2.0% Red Clover (Trifolium pratense)</p> <p>2.0% White Clover (Trifolium repens)</p> <p>1.0% Ribwort Plantain (Plantago lanceolata)</p> <p>2.0% Dandelion (Taraxacum officinale)</p> <p>1.0% Birdsfoot Trefoil (Lotus corniculatus)</p> <p>1.0% Black Medick (Medicago lupulina)</p> |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <div>1.8% Flax (Linum usitatissimum)</div> <div>0.1% Common Fumitory (Fumaria officinalis)</div> <div>0.1% Cowslip (Primula veris)</div> <div>0.2% Burnett Saxifrage (Pimpinella saxifrage)</div> <div>1.0% Lady's Bedstraw (Galium verum)</div> <div>1.0% Yellow Rattle (Rhinanthus minor)</div> <div>1.8% Yarrow (Achillea millefolium)</div> <div>0.1% Hedge Bedstraw (Galium mollugo)</div> <div>2.0% Common Sorrel (Rumex acetosa)</div> <div>20.0% Sheeps Fescue (Festuca Ovina)</div> <div>15.0% Strong Creeping Red Fescue (Festuca rubra rubra)</div> <div>12.5% Slender Creeping Red Fescue (Festuca rubra litoralis)</div> <div>12.5% Chewings Fescue (Festuca rubra commutata)</div> <div>10.0% Smooth Stalked Meadow Grass (Poa pratensis)</div> <div>5.0% Browntop Bent (Agrostis capillaris)</div> <div>2.5% Creeping Bent (Agrostis stolonifera)</div> <div>2.5% Lolium perenne (Lolium perenne)</div> <div>Sowing depth: 10mm</div> <div>Sowing instruction: Create a fine friable seedbed down to 150 mm in depth. Carry out two equal sowings at right angles to each other and diagonally to main axis. Broadcast manually or use seed drill, rake level and roll. Ensure good seed to soil contact.</div> <div>First cut mid-September - 1st October and collect the arisings.</div> <div>Cutting height 70 -100 mm</div> <div>Cut from mid-August to early October. This can be done as one cut but preferable, and if the meadow is big enough, you will cut it in sections leaving a week to a fortnight between cuts. Ensure you collect the arisings. If the meadow is large enough, consider allowing up to a fifth to stand uncut through the winter and cut down and remove the clippings in March the following year, this will provide a habitat for invertebrates and some vertebrates over the winter. Rotate this area so a different section is left uncut each year. This more closely replicates the grazing of animals which would leave some small areas not grazed.</div> <div>If possible, and with the obvious exception of areas you are leaving uncut, lightly mow the sward down to 70 -100 mm as required throughout the winter months until March and collect the clippings.</div> <div>Sowing rate of 10 g/m<sup>2</sup></div> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Risk Register and Proposed Remedial Measures** SM-T03

Complete the risk register by identifying likely risks that could impede the successful delivery of target habitats, hedgerows or watercourses. List all risks that could reasonably be anticipated. This should not be an exhaustive list as it will not be possible to anticipate all potential risks.

| Risk Factor                                                                                              | Habitat/Hedgerow/Watercourse Type | Trigger for Action                                                                                                                                                                                                                                                                                                                                           | Remedial Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trees dead/dying, or damaged                                                                             | Individual trees                  | Trees obviously dead<br>Leaves missing<br>Dead wood in canopy<br>Damage to main stem                                                                                                                                                                                                                                                                         | Once the issue has been identified and confirmed by a competent ecologist or surveyor, remedial actions will be prescribed suitable to the situation. Replacement planting may be required where trees are damaged beyond reasonable repair.<br><br>All remedial actions will be taken within 12 months of the issue being identified.<br><br>The monitoring of the site will take into account the condition of any habitats which required remedial action and will incorporate additional monitoring measures.<br><br>If the habitat fails to meet the prescribed condition, Hinckley and Bosworth Borough Council will need to take enforcement action. |
| Modified grassland not meeting criteria set out on Page 8 of the Habitat Guide for the SSM HMMP (JP058). | Modified grassland                | Grassland not established<br>Large patches of bare ground within sward<br>Evidence of cut material being left on the ground<br>Recreational pressure resulting in poor quality habitat e.g. litter, damaged turf<br>Less than 6 plant species per square metre<br>Scrub or bracken encroaching into the habitat<br>Presence of invasive/ non-native species. | Once the issue has been identified and confirmed by a competent ecologist or surveyor, remedial actions will be prescribed suitable to the situation.<br><br>All remedial actions will be taken within 12 months of the issue being identified.<br><br>The monitoring of the site will take into account the condition of any habitats which required remedial action and will incorporate additional monitoring measures.<br><br>If the habitat fails to meet the prescribed condition, Hinckley and Bosworth Borough Council will need to take enforcement action.                                                                                        |

4. Monitoring

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

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

| Habitat/Feature Type | Monitoring Methods                                                                                                                                                                                                                                                                                                                                                         | Monitoring Interval and Timing                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Modified grassland   | <p>To be carried out on all wildflower meadow areas and orchard.</p> <p>Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m<sup>2</sup>.</p> <p>Estimate percentage of bare ground, bramble and bracken cover.</p> <p>Collect a botanical species list across grassland to check against target species list</p> | <p>Annually from years 1-5, then every 5 years until year 30.</p> <p>Surveys to be completed between May and August</p> |
| Individual trees     | <p>Visual inspection to check health and success of plants.</p> <p>Collect species lists for all planted specimens and check against prescribed landscaping plan.</p> <p>Record % of dead/dying trees and plants.</p>                                                                                                                                                      | <p>Annually from years 1-5, then every 5 years until year 30.</p> <p>Surveys to be completed between May and August</p> |

Monitoring Reporting SM-B14

|                                                                |                                                                      |                                                              |                                       |
|----------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------|
| Organisation Responsible for Submitting the Monitoring Reports | Arbor Vitae Environment Ltd OR another suitably qualified ecologist. | Organisation Receiving and Responsible for Reviewing Reports | Hinckley and Bosworth Borough Council |
| The statutory HMMPT Monitoring report template will be used.   |                                                                      |                                                              |                                       |