

Habitat Management and Monitoring Plan

Site Name:	Sibson Mill, Wellsborough Road, Sheepy Parva
Date:	4 September 2026
Version:	1.0



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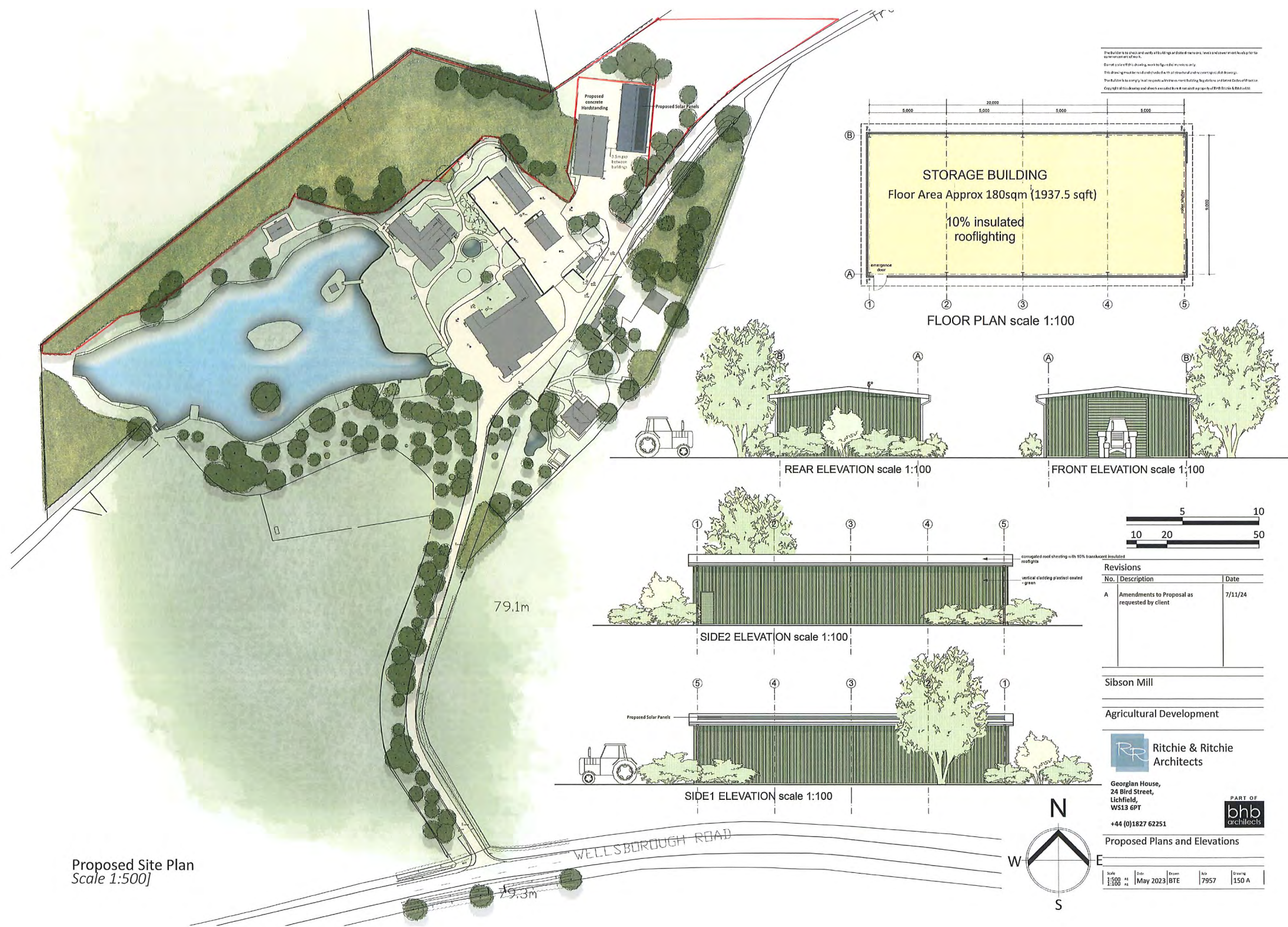
Authorship Details
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1. Project Background

Site Overview PB-B01	
Project type	On-site biodiversity net gain habitat creation
Development Name and Address	New agricultural storage building and associated access, Sibson Mill, Wellsborough Road, Sheepy Parva, Nuneaton CV13 6LR
BNG Project Name and Address	Sibson Mill woodland creation parcel W1 (same address)
Author Organisation	DJOGS Ltd
Landowner	Sibson Mill Properties
Land Manager	Sibson Mill Properties or successor in title
Responsible person/organisation for creating or enhancing the habitat	Landowner-appointed landscape contractor
Period covered by this management plan	30 years from completion of woodland planting and initial ground-flora works; plan reviewed after each formal report
Planning authority	Hinckley and Bosworth Borough Council
Planning reference (if applicable)	25/01152/FUL
BNG register reference (if applicable)	N/A – on-site gain
Central OS grid reference	Approx. SK 342 012 (confirm against final implementation survey)
Metric revision/title	Statutory Biodiversity Metric, workbook 1786.21 rev 3
Are any Irreplaceable Habitats present onsite	No

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retain 0.2755 ha existing broadleaved woodland. Create 0.4315 ha (4,315 m²) of other woodland; broadleaved in parcel W1. The retained woodland is protected but is not treated as a new creation commitment in this HMMP.
Timescales for Actions PB-B03
Complete planting in the first suitable dormant season following construction. Establishment care Years 1–5; target moderate condition by Year 15; maintain to Year 30.
Monitoring Requirements PB-B04
Landowner checks annually (twice annually during Years 1–5). Formal competent-person monitoring and reports in Years 2, 5, 10, 20 and 30.
Required Consents and Licences PB-B05
Planning permission and discharge of the HMMP condition. Protected-species licences are not currently anticipated; re-check before works if circumstances change.
Funding PB-B06
The landowner will fund planting, routine management, remedial works and five formal monitoring visits/reports. No separate LPA monitoring fee is included or required under the agreed proportionate approach.
Legal Agreement PB-B07
Secured through planning condition associated with 25/01152/FUL and the approved Biodiversity Gain Plan/HMMP. Obligations pass to successors for the full 30-year period.



PB-F01 – Development red line



PB-F02 – Wider National Character Area 72 context and aerial location of Sibson Mill.

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	No
One woodland-creation phase. Mark out W1, prepare the ground and plant during the first suitable November–March period. Record the completion date as the start of HMMP Year 1.	

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		DJOGS Ltd / suitably competent successor		
Organisation		DJOGS Ltd		
Responsibility	From approval		Year 30	
Prepare and update the HMMP; complete or oversee formal woodland condition assessments and reports in Years 2, 5, 10, 20 and 30; specify proportionate remedial action.				
Statement of Competency				
Competent ecologist, landscape professional or woodland manager able to assess woodland condition and prescribe corrective management.				

Landowner or Land Manager PB-B10				
Name or Initials		Sibson Mill Properties / successor in title		
Organisation		Landowner		
Responsibility	From approval		Year 30	
Fund and arrange creation, maintenance, annual checks, remedial works and formal monitoring; keep records; notify the LPA; transfer this HMMP and records to any successor.				
Statement of Competency				
Routine tasks may be undertaken by the landowner or experienced contractor. Specialist assessment or works will be commissioned where required.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		To be appointed		
Organisation		Landscape contractor		
Responsibility	Before planting		As appointed	
Prepare the ground, supply and plant stock, install protection, maintain the establishment area and complete replacements in accordance with this HMMP and drawing 1786.1 rev 2.				
Statement of Competency				
Contractor to demonstrate appropriate woodland-establishment experience, safe working practices and biosecurity awareness.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Planning / ecology officer		
Organisation		Hinckley and Bosworth Borough Council		
Responsibility	On receipt		Year 30	
Receive the implementation notice and formal reports; review compliance and any proposed material change to habitat extent, type, target condition or delivery approach.				

Land Use Summary

Overview of Baseline Site Use PB-B13
The development area is in agricultural use. W1 currently comprises poor-condition modified grassland and ruderal/ephemeral vegetation with scattered young trees. Nearby native plantation woodland provides local habitat connectivity.
Overview of Proposed Site Use PB-B14
The agricultural development will operate alongside 0.4315 ha of new native broadleaved woodland. W1 will be managed principally for biodiversity, with limited glades, woodland ground flora, no routine vehicle use and no lighting directed toward woodland.

Site Context Photos PB-F03



PB-F03 – Baseline views of the woodland-creation parcel.

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	Yes	Sibson Mill PEA 2025 – no relevant statutory or non-statutory site impact identified.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	Yes	Sibson Mill PEA 2025 – bats and nesting birds considered; avoid woodland lighting and check before tree work.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	Yes	PEA / site walkover – none recorded; check during annual inspections and control promptly if found.
Biological Records Plan – Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	No	Separate biological-record plan is not proportionate; relevant desk-study findings are summarised in the PEA.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	Yes	1786.21 rev 3 Baseline Habitat Map and statutory metric workbook.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	No	No public access is proposed within W1; keep operational and vehicle access outside the parcel.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	Yes	Drought risk addressed through dormant-season planting, watering, mulch and replacement.
Geology and Topography	Any geological or topographical constraints or opportunities?	Yes	No constraint requiring a separate insert identified; local ground conditions to be checked during preparation.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	Yes	Existing agricultural use informed woodland siting; W1 is the agreed creation parcel.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	Yes	Avoid nutrient enrichment and harmful compaction; relieve local compaction where required.
Contaminated Land	If there is any contaminated land, will this present any constraints?	No	No contaminated-land issue identified in the supplied ecological information.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	Yes	Avoid planting into persistent standing water; investigate repeated local failures before replacement.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	No	No flood-risk constraint requiring a separate HMMP insert identified.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	Yes	National Character Area 72; native woodland strengthens local landscape structure.
Historic Land Use	Does the historic land use present any constraints or opportunities?	No	No historic land-use issue requiring a separate insert identified.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	No	No heritage constraint requiring a separate HMMP insert identified.
Other – utilities and lighting	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	Yes	Confirm utilities before intrusive ground work; no lighting directed toward retained or created woodland.

Baseline and Environmental Information

2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

Create 0.4315 ha of locally appropriate native broadleaved woodland; achieve moderate condition within 15 years and maintain it to Year 30; retain native diversity, a developing two-storey structure, limited open glades, ground flora and safe deadwood; prevent avoidable browsing, invasive plants, enrichment, compaction and lighting impacts; keep a simple auditable record.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The agreed parcel converts poor-condition grassland/ruderal habitat into woodland adjoining the local woodland network. A mixed native canopy and shrub composition improves resilience. Small glades and woodland plug plants provide structural and floristic diversity. The design avoids unnecessary access and lighting and protects the retained woodland.

Habitat and Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland and ruderal/ephemeral vegetation	Other woodland; broadleaved	W1	Poor	Moderate	15	Woodland criteria A–M; target score at least 26, working target 30.	Area 0.4315 ha. Metric contribution 2.0229 habitat units.

Habitat and Condition Targets Further Comments

The statutory metric records whole-scheme baseline habitat units of 3.4830 and post-intervention units of 4.2269: a net increase of 0.7439 units (21.36%), with trading rules satisfied. The working score of 30 gives headroom above the minimum moderate-condition score of 26.

Habitat Retention

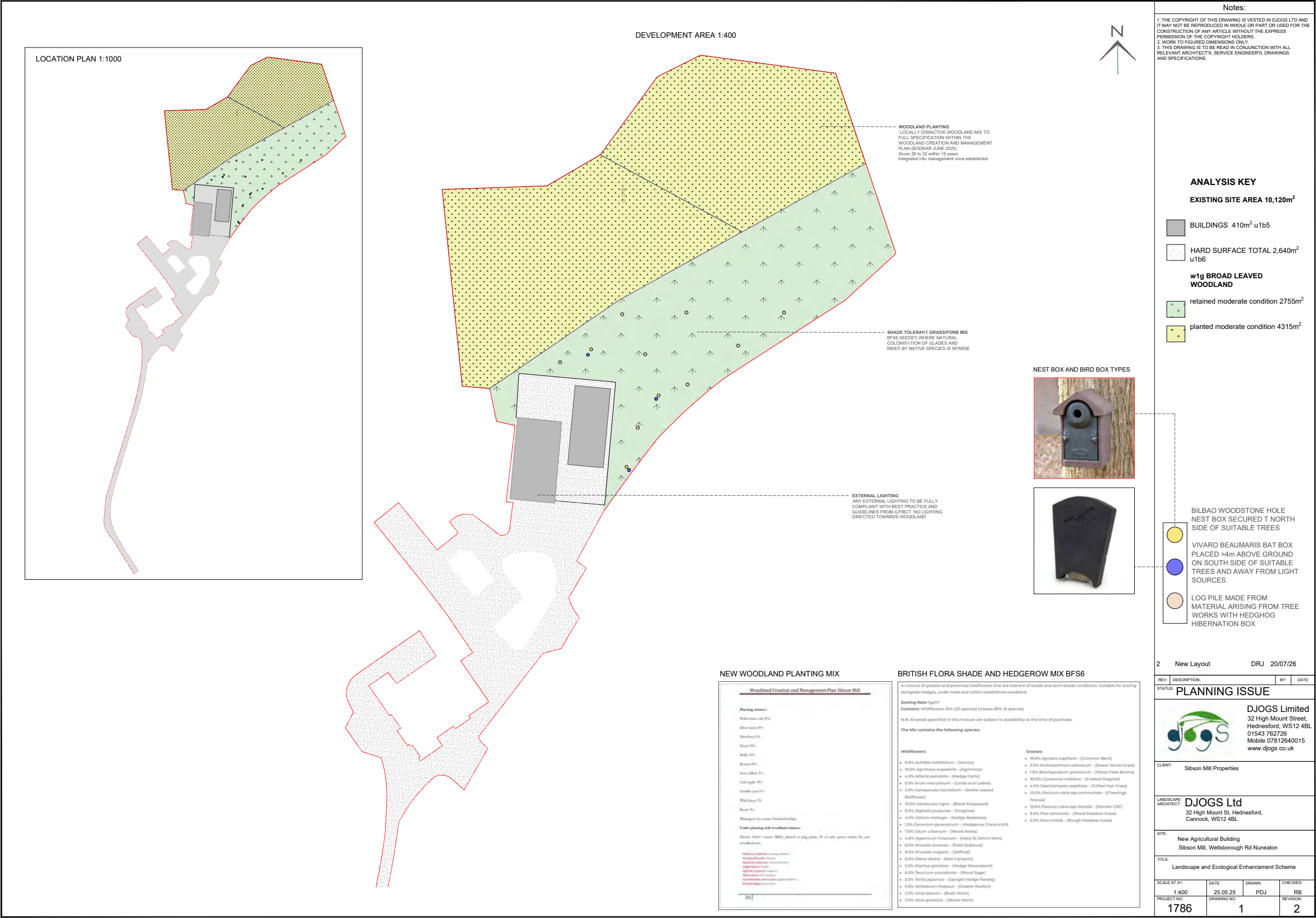
Measures to be Implemented to Protect Retained Habitats PM-03

Retain the separate 0.2755 ha broadleaved woodland in its existing moderate condition. Install tree-protection fencing before construction where works could affect its root protection area. Exclude storage, soil, fuel, fires, vehicles and lighting. Retain fencing until damaging works are complete.

Specification of Protective Measures to be Used PM-04

Use protective fencing consistent with BS 5837 where construction interfaces with retained trees. Mark W1 before planting. Keep an unlit buffer at the woodland edge and prevent runoff, nutrient input, compaction and accidental encroachment.

Habitat Retention Plan PM-F01



PM-F02 – Habitat creation and management plan: drawing 1786.1 revision 2. W1 is the 0.4315 ha woodland-creation area shown yellow.

Creation, Enhancement and Management Targets and Prescriptions

WO-T01 ref.	Woodland condition criterion	Target score	Year 15 target / approach
A	Age distribution	1	One principal planted age class; retain suitable natural regeneration to develop variation.
B	Herbivore damage	3	No significant browsing damage; maintain guards and respond where damage affects establishment.
C	Invasive plants	3	No invasive non-native plant species; inspect and control promptly.
D	Native species number	3	At least five native tree/shrub species across W1.
E	Native cover	3	>80% native canopy and >80% native understorey cover.
F	Open space	3	Maintain 0–20% temporary open space as small glades/edges.
G	Regeneration	2	One or two regeneration classes; retain suitable seedlings, saplings or coppice regrowth.
H	Tree health	3	Mortality below 10%; no significant pest, disease or crown-dieback issue.
I	Ground flora	1	Developing native woodland ground layer using approved plugs and BFS6 only where colonisation is sparse.
J	Vertical structure	2	Two storeys provided by developing canopy and shrub/ground layer.
K	Veteran trees	1	None expected in a 15-year creation period; retain trees for long-term maturation.
L	Deadwood	2	Deadwood present in at least 25% of monitoring plots; retain safe cut material/log piles.
M	Disturbance	3	No nutrient enrichment or damaged ground; exclude tipping, storage and vehicle access.

WO-T02 / WO-T03 activity	Creation and management prescription
Planting	Plant feathered whips at 3 m centres in irregular groups during November–March. Plant at the root collar, firm and water. Use healthy stock of suitable provenance.
Protection	Install guards/supports suited to rabbit/deer pressure. Inspect and adjust so they do not rub or constrict stems.
Weeds/water	Maintain an approximately 1 m weed-free area for at least three years. Water deeply during prolonged dry periods in establishment years.
Ground flora	Plant 50 plugs each of stinking hellebore, betony, wood anemone, bugle, foxglove, red campion, English bluebell and primrose. Sow BFS6 only where natural colonisation is sparse.

WO-T02 / WO-T03 activity	Creation and management prescription
Years 1–5	Inspect twice yearly; replace dead/missing plants in the next dormant season; maintain guards, species diversity and glades.
Years 6–15	Low-intervention management; annual checks; retain natural regeneration and safe deadwood; selectively thin only for health, safety or structure.
Years 16–30	Maintain moderate condition, native balance, open space and ground flora; control invasive plants and prevent disturbance.

Approved tree/shrub mix	Proportion
Pedunculate oak	25%
Silver birch	10%
Hazel	10%
Holly	10%
Rowan	10%
Crab apple	10%
Hawthorn	5%
Goat willow	5%
Guelder rose	5%
Wild cherry	5%
Beech	5%

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
At each check	Woodland	Plant failure	>10% mortality or gaps affecting area/species mix	Identify cause; improve care; replace in next dormant season.
At each check	Woodland	Browsing	Damage prevents establishment	Repair/upgrade protection; replace badly damaged stock.
Dry periods	Woodland	Drought	Wilting, dieback or dry root zone	Deep-water, renew mulch and prioritise new/replacement stock.
At each check	Woodland	Waterlogging	Standing water or repeated local failure	Investigate compaction/drainage and use locally suitable native species.
At each check	Woodland	Invasive plants	Any invasive non-native plant found	Map, photograph and arrange suitable control/disposal.
Spring/summer	Woodland	Weed competition	Young trees or plugs suppressed	Hand weed, mulch or carefully target control.
At each check	Woodland	Pest/disease	Unusual dieback or significant decline	Record, seek specialist advice and follow biosecurity guidance.
Formal review	Woodland	Canopy closure	Open space outside 0–20% or ground flora lost	Selective phased thinning/coppicing; retain safe deadwood.
At each check	Woodland	Disturbance	Rutting, storage, tipping, fire or enrichment	Stop activity; remove material; repair and protect affected ground.
Formal review	Woodland	Off trajectory	Moderate condition unlikely by Year 15 or not maintained	Prepare and implement corrective action; consult LPA if material change is needed.

3. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Use the approved baseline plan and completion photographs to confirm W1. The landowner records routine observations and actions. In formal years, a competent person repeats fixed-point photographs, confirms area, applies woodland criteria A–M, records the score/condition and reviews whether management is on trajectory. Any shortfall generates a dated action with a responsible party.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other woodland; broadleaved (W1)	Walk the whole parcel; check survival, browsing, guards, weeds/INNS, tree health, disturbance, ground flora, glades and deadwood; take fixed-point photographs.	Twice yearly in Years 1–5; then annual landowner check.
Other woodland; broadleaved (W1)	Competent person confirms area and assesses statutory woodland condition criteria A–M; compare photographs and management records; specify actions.	Formal visits and reports in Years 2, 5, 10, 20 and 30, preferably May–September.
Other woodland; broadleaved (W1)	Internal target check. Commission competent advice if moderate condition is doubtful.	Year 15; no separate LPA report unless requested.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Sibson Mill Properties / appointed competent monitor	Hinckley and Bosworth Borough Council

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y2	Within 3 months of survey	With report	Early establishment: area, survival, species mix, guards, weeds and replacements.
Y5	Within 3 months of survey	With report	End of establishment: stocking, diversity, structure, ground flora and open space.
Y10	Within 3 months of survey	With report	Trajectory review toward moderate condition by Year 15.
Y20	Within 3 months of survey	With report	Confirm moderate condition achieved and maintained; adjust long-term management.
Y30	Within 3 months of survey	Final review	Completion report confirming habitat area, condition and delivery over 30 years.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
Monitoring creates a simple feedback loop: observe → assess against the criteria → record a specific action, owner and date → complete the action in the next suitable season → check effectiveness. Minor changes to timing or technique can be recorded in the next report. Any material change to habitat area, type, target condition or delivery mechanism requires prior LPA agreement.