

Habitat Management and Monitoring Plan



St Albans Close, Gravesend
6th May 2026



**Tyler
Grange**

TG Report No. 17906_R02c_AJ

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17906	R02c	6 th May 2026	C
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Plan 2: Post-development Habitat Plan 17906/P02a



Section 1: Introduction and Context

Introduction

- 1.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Limited on behalf of The Hill Group - Foundation 200. It has been prepared to set out potential management and monitoring prescriptions for created habitats associated with the planning application at St Albans Close, Gravesend, DA12 5RY (OS Grid Reference TQ 65827 72314), hereinafter referred to as the 'Proposed Development'. The proposals are for erection of eight Solohaus self-contained modular homes for homeless accommodation, with associated plant, bin and bike stores and landscaping. Table 1.1 below sets out the key information to inform this HMMP.

Table 1.1: Key Information

Development Site Owner / Long leaseholder	Hill Partnerships
Organisation responsible for delivery of the HMMP	Hill Partnerships
Period covered within HMMP	30 years
Development Site Planning Authority	Gravesend Borough Council
Biodiversity Net Gain (BNG) Report and Statutory Metric Reference	17906_R01_Biodiversity Net Gain Report_14042025 17906_Biodiversity Statutory Metric_10042025
Legal Mechanism for Delivering Off-site Units	N/A
Other Permits	N/A

Site Location

- 1.2. The extent of the Proposed Development is denoted by the red line boundary as shown on Figure 1.1 and is centred on OS grid reference TQ 65827 72314. The site is approximately 0.16 hectares (ha), and is situated adjacently northwest to St Albans Close, surrounded by residential housing.



Figure 1.1: Application Area in Red

Scope and Context

- 1.3. The Proposed Development has planning consent, for which an HMMP has been requested by the local authority, Gravesham Borough Council (GBC), as Condition 8 within the decision notice (ref: 20250479). This HMMP demonstrates how habitats should be managed to maximise ecological benefit and realise the conditions targeted within the Biodiversity Net Gain Assessment.
- 1.4. This HMMP should be read alongside the Biodiversity Net Gain Assessment¹, hereafter referred to as 'the BNG report', as well as the BNG Metric². The BNG report outlines how a net gain is to be achieved on site.

Coverage

- 1.5. This HMMP relates to habitats on Site, the extents of which are shown in **Figure 1.1** above.
- 1.6. This HMMP sets out details of the initial habitat interventions and subsequent long-term management of habitats and is set out as follows:
 - **Section 2** describes the site context including details of baseline and ground conditions;
 - **Section 3** sets out the management objectives for this HMMP and describes ecological/ground constraints that may influence management prescriptions;
 - **Section 4** describes the management prescriptions to achieve the objectives set out in **Section 3**;
 - **Section 5** describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and
 - **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised.
- 1.7. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions and Year 1 refers to the following year/planting season. Implementation of the plan will be sequential in reality with timings of construction.

¹ Whittaker, J (2025) Biodiversity Net Gain Assessment: St Albans Close, Tyler Grange Group Limited, 17906/R01, 14th April 2025.

² Whittaker, J (2025) BNG Metric: St Albans Close, Tyler Grange Group Limited, 17906, 6th May 2026.



Quality Control

- 1.8. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members and abide by the Institute's Code of Professional Conduct³.

³ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Ecological Baseline

Baseline Assessment

- 2.1. A high level assessment of the site was undertaken to inform the aforementioned planning application. This included a desk study and review of photographs provided by the client. Whilst a site visit was not considered to be necessary due to the nature of the land within the red line boundary being a monoculture grassland, a low distinctiveness habitat, a precautionary principle was applied whereby a condition of 'moderate' was given so as not to undervalue the baseline.

Results

- 2.2. The section below provides detail on the results of the above assessment. These are summarised in **Table 2.1** below and shown in the Baseline Habitat Plan **17906/P01**, alongside the Post Development Plan **17906/P02a**. Details on the baseline habitats are given in the BNG Strategy.

Table 2.1: Ecological Features

Feature	Summary
Statutory/Non-Statutory Sites	None of the designated sites overlap or lie adjacent to the site boundary.
Protected and Notable Species	The site is a small area of amenity grassland within an urban context hence it has little ecological value and species surveys were deemed unnecessary.
Baseline Habitats	Full details are given in the BNG Strategy. Onsite habitat consists solely of modified grassland.
Public Access	The site is currently open to public access.
Topography	The site has a slight westerly aspect.
Current Use	The site is currently open public space.
Soils and Substrates	No soil analysis has been undertaken.
Hydrology/Flood Risk	As per the Flood Risk Assessment, the entire site falls within Flood Zone 1. The Environment Agency identifies Flood Zone 1 as having the lowest probability of flooding from rivers and the sea.
Climatic Data	South-East England is the part of the UK most influenced by continental European weather patterns, which can bring colder spells in winter and hotter, drier conditions in summer. Being relatively distant from the typical tracks of Atlantic depressions—and their associated cloud, wind and rainfall—the region generally experiences more settled and stable weather than much of the rest of the UK. As a result, South-East England tends to have a comparatively drier, warmer climate with higher levels of sunshine.
Strategic Location	No local strategic policy or objectives were identified which would classify the site habitats as being of strategic importance to the local area.
Irreplaceable Habitats	No irreplaceable habitats exist on site.



Section 3: Management Objectives

Management Considerations

Public Access

- 3.1. The site is currently open to the public, with access points from St Albans Close, Winchester Crescent, and Taunton Vale. The site itself sits within a contained area of grassland demarked by existing paths connecting all access points, the area of grassland to the west will be retained ensure continuity of this access.
- 3.2. The effects of recreational use of all habitats on site should be monitored; in exceptional circumstances it may become necessary to fence off the neutral grassland to protect from disturbance (though this is considered highly unlikely).

Management Objectives

- 3.3. Considering the habitats known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:
- **Objective 1:** To ensure the created habitats achieve the target conditions set out in the BNG metric;
 - **Objective 2:** To monitor the efficacy of management through regular assessment of habitat establishment;
- 3.4. **Table 3.1** below outlines the objectives per type of habitats to be created. Habitat types for which condition is not applicable, or for which condition is automatically assigned, are not listed.

Table 3.1. Management Objectives

Habitat	Created or Enhanced	Target Condition	Years to Target Condition	Relevant Condition Criteria	Opportunities and Constraints
Modified grassland	Created	Moderate	4 years	Refer to User Comment section within the relevant habitat of the Biodiversity Net Gain Metric (ref: 17906_Biodiversity Statutory Metric_06052026)	Limited by urban context.
Urban tree	Created	Moderate	28 years		
Other neutral grassland	Created	Moderate	5 years		



Section 4: Management Prescriptions

4.1. The management prescriptions, including timings and responsibilities, are set out in **Table 4.1** within the subsequent pages of this section of the report. The prescriptions seek to cover a period including both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes.

Table 4.1. Management Prescriptions

Habitat	Rationale for Feature Creation/Management	Possible Species Mix(es)	Management Tasks
Modified grassland	Establish and maintain a 'hardier' grassland within areas closer to development area.	Emorsgate EL1 - Flowering Lawn Mixture Contains: Wildflowers 20% and 80% slow growing grasses	<u>Management-Years 1 – 30</u> The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth can be controlled by repeated mowing. Mow newly sown flowering lawns regularly throughout the first year of establishment. Cut to a height of 40-60mm, removing arisings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks. Once established, the grassland will be subject to a traditional cut comprising a summer cut in late July/August once species have had opportunity to flower and set seed, with arisings removed. A second cut will also be taken in later Autumn (September/October) undertaken with machinery and arisings removed. Annual management between Years 2 – 30 will also comprise the hand digging of undesirable species, such as docks, to maintain their coverage below 5%. Mow regularly as a lawn, to permit flowering, mowing can be relaxed from May. Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site. The frequency of cutting will be dictated by monitoring in early years 1 – 5; should weed/ fast growing grass species be more prevalent than anticipated, more regular cuts will be taken to control their coverage and encourage the slower-growing perennials to grow. Heavy quantities of cuttings should be collected and removed from site. The frequency of mowing will be dictated by the monitoring and under the direction of the appointed Suitably Qualified Ecologist (SQE).
Other neutral grassland	Creation and maintenance of other neutral grassland to the west of the site.	Emorsgate EM3- General Purpose Meadow Mixture. Contains: Wildflowers 20% and grasses 80%. The Mix contains the following wildflower species: Yarrow, Agrimony, Betony, Common Knapweed, Wild Carrot, Viper's-	<u>Preparation</u> Prior to sowing the seed mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this, the soil will then be harrowed or raked to provide a medium tilth then rolled. <u>Sowing</u>

		bugloss, Meadowsweet, Hedge Bedstraw, Lady's Bedstraw, Meadow Crane's-bill, Meadow Vetchling, Oxeye Daisy, Birdsfoot Trefoil, Musk Mallow, Black Medick, Sainfoin, Wild Parsnip, Ribwort Plantain, Salad Burnet, Cowslip, Selfheal, Meadow Buttercup, Bulbous Buttercup, Common Sorrel, Small Scabious, Red Campion, Bladder Campion, Tufted Vetch, Common Bent, Crested Dogstail, Red Fescue, Smaller Cat's-tail, and Smooth-stalked Meadow-grass.	Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. Seeds should be surface sown in accordance with the manufacturer's instructions at a density of 4g/m² / 40kg/ha. Seed should not be covered but 'firmed' in by rolling to ensure good contact with the soil. <u>1st Year Management</u> It is expected in the first year following sowing that the slower-growing perennials will not establish and it is more likely that the faster growing grasses and weed species will establish first. Annual weeds can be cut in mid/late summer so as to provide shelter for other establishing species Following cutting the grassland can be kept short through regular cutting through summer to March the following year. Residual weeds such as dock should be removed by hand. All arisings should be removed following management. <u>Years 2 onwards Management</u> Same management as the modified grassland above. The frequency of cutting will also be dictated by monitoring in early years 1 – 5; should weed species be more prevalent than anticipated, more regular monthly cuts will be taken to control their coverage and encourage the slower-growing perennials to grow. The frequency of mowing/grazing intensity will be dictated by the monitoring and under the direction of the appointed Suitably Qualified Ecologist (SQE).
Urban trees	Providing amenity trees which also provide wider environmental functions such as landscape, shade and habitat connectivity.	Native species found within the local area	<u>Preparation and Management Years 0 – 3</u> Trees should be planted as per growers specifications. New tree planting to be protected using tree guards and staked appropriately. Remove tree guards and stakes once trees become established. Trees will be provided with suitable irrigation. Water trees at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Control weeds around the base of the tree and remove as necessary. Mulch all new trees annually in spring to insulate the soil and protect plant roots. <u>Management Years 3-30</u> Once established, trees will be pruned every three years, as required. Undertake corrective formation pruning as necessary. This may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort.

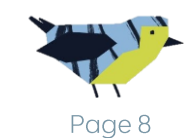


Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors, it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the created and enhanced habitats are the appropriate condition and showing signs of success in the management objectives put forward, and later with evidence that the habitats has achieved their target conditions.
- 5.2. Prior to the commencement of monitoring, once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering the HMMP.
- 5.3. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures (Year 0) and in the appropriate survey season (May-June). Monitoring will then be required in Years 2, 3, 5, 10, 20, and 30. During each visit the appointed SQE will perform a Condition Assessment of the habitats to assess their progress against target conditions.
- 5.4. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of the HMMP (see **Section 6**). It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in Years 2, 3, 5, 10, 20, and 30 will be compiled in short reports or via email to the organisation for them to be able to make results available on request by the Local Planning Authority. **Table 5.1** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Table 5.1. Monitoring mechanisms

Year	Methodology and Timing	Deliverable	Remedial Action
1	UKHab survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken in May-June, prior to grassland cutting.	Monitoring report following survey to confirm that the correct habitat has been created to the correct methodology and in the correct area, to be kept on file and made available on request by GBC. If any habitats or initial management measures are not correct, the report will include the remedial measures which are being actioned to rectify. If any habitats have failed to achieve target conditions, the report will include the remedial measures which are being actioned to rectify.	Should the survey identify that habitats have been installed to the wrong specification or in the wrong area, the SQE will relay this to the landowner and their appointed contractor to rectify immediately and within the same planting season. This would include replanting of trees where failure occurred, and reseedling/planting of the habitats with the correct seed/species mix, with the correct methodology or in the correct area.
2-4	UKHab survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken in May-June, prior to grassland cutting.	Monitoring report to confirm that the habitats are developing accordingly, to be kept on file and made available on request by GBC. It is not expected that any other habitats will have achieved their target condition at this point. If any habitats have failed to achieve target conditions, the report will include the remedial measures which are being actioned to rectify. It is not expected that the other neutral grassland will have achieved its target condition at this point.	Remedial measures will be specific to the habitats in question and may comprise: More intensive management to combat weeds/undesirable species, including targeted spot treatment where necessary. Amend management regime if fast growing grasses are prevalent in neutral grassland area. Increase protection of newly planted trees/shrubs if failure of specimens is happening. By Year 3 it should be evident if habitats are establishing effectively. If this is not the case, more intensive management may be required such as replanting required species mix in chosen locations.



Year	Methodology and Timing	Deliverable	Remedial Action
5/10/ /20	UKHab survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken in May-June, prior to grassland cutting.	Monitoring report to confirm that the habitats are developing accordingly, to be kept on file and made available on request by GBC. If any habitats have failed to achieve target conditions, the report will include the remedial measures which are being actioned to rectify. Any habitats which previously achieved target condition will be reviewed to confirm condition is maintained.	Remedial measures will be specific to the habitats in question and may comprise: More intensive management to combat weeds/undesirable species and invasives, including targeted spot treatment where necessary. Amend management regime if fast growing grasses are prevalent. If indicator species of the grassland are not present, more intensive remedial measures will need to be considered. This may comprise overseeding with the same seed mix along with plug-planting of selected species. Replace whips if failing By Year 5 it should be evident if habitats are establishing effectively, if this is not the case, and the additional measures considered in Year 3 has not worked, further intrusive ground investigations/topsoil stripping may need to be considered, and the habitats replanted. The other neutral grassland should have achieved its target condition of "moderate" by Year 5, additional planting may be required. If at the point of Year 20 it is apparent that any habitats are failing, remedial action would have been put in place to rectify it so by Year 30 there has been adequate time (10-years) to implement restorative measures and the targeted number of BNG units delivered.
30	UKHabs survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken in May-June, prior to grassland cutting.	Monitoring report to confirm that the habitats are developing accordingly, to be kept on file and made available on request by GBC. Should any habitats not have achieved their target condition or should any habitats which had previously achieve their target have become subsequently degraded, the report will include the remedial measures which are being actioned to rectify.	All habitats should well established by Year 30 and some habitats may have potentially exceed their target condition or achieved a habitat definition with a higher distinctiveness.



Section 6: Delivery of the Habitat Management Plan

- 6.1. This section summarises the organisations responsible for the overall delivery of the HMMP, along with details of specific personnel where appropriate.
- 6.2. The Hill Group – Foundation 200 will be the body responsible for the delivery of this HMMP. It will be the responsibility of The Hill Group – Foundation 200 and their appointed contractors to deliver the practical measures detailed in this plan i.e. ground preparation, sowing/planting and ongoing management. It will be The Hill Group – Foundation 200 with overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered.
- 6.3. An SQE will undertake the required monitoring measures in Years 1, 2, 3, 5, 10, 20, and 30. The SQE will then be responsible, through funding by The Hill Group – Foundation 200, to undertake monitoring and report discrepancies to the Local Planning Authority.

Table 6.1. Details of organisations responsible for the implementation

Organisation	Responsibility
Long leaseholder:	Hill Partnerships
Applicant:	Hill Partnerships
Management Company:	Hill Partnerships
Suitably Qualified Ecologist:	Tyler Grange Group Limited or Other

Funding and Legal Agreements

- 6.4. The funding for the management and monitoring of the above habitats is the responsibility of The Hill Group – Foundation 200. Should the site be acquired by a new owner, they would then become responsible for the above.



Appendix 1: Landscape Proposals





Planting Schedule						
Trees						
Number	Abbreviation	Species	Specification	Height	Girth	Density
5	Ace cam	Acer campestre	Extra Heavy Standard; Clear Stem 175-200; 5 breaks; 3x	425-600cm	14-16cm	Counted
1	Ame lam	Amelanchier lamarckii	2x; Multi-stem; bushy; 3 stems minimum; RB	350-400cm		Counted
3	Bet pen	Betula pendula	Extra Heavy Standard; 5 breaks; Clear Stem 175-200; 5 breaks; 3x	425-600cm	14-16cm	Counted
2	Bet pub	Betula pubescens	Extra Heavy Standard; 5 breaks; Clear Stem 175-200; 5 breaks; 3x	400-450cm	14-16cm	Counted
3	Mal syl	Malus sylvestris	Extra Heavy Standard; Clear Stem 175-200; 5 breaks; 3x	400-450cm	14-16cm	Counted
2	Pru avi P	Prunus avium 'Plena'	Extra Heavy Standard; 5 breaks; 3x	425-600cm	14-16cm	Counted
Total :16						
Shrubs						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density
14	Dap odo A	Daphne odora 'Aureomarginata'	Branched; 3 breaks	30-40cm	2L	3/m²
8	Euo for B	Euonymus fortunei 'Blondy'	Bushy; 9 breaks	N/A	5-7.5L	3/m²
8	Euo for S Q	Euonymus fortunei 'Silver Queen'	Bushy; 9 breaks	N/A	5-7.5L	3/m²
6	Heb A G	Hebe 'Autumn Glory'	Bushy; 7 breaks	30-40cm	5L	3/m²
14	Heb R E	Hebe 'Red Edge'	Bushy; 7 breaks	N/A	5-7.5L	3/m²
10	Lav ang M	Lavandula angustifolia 'Munstead'	Bushy; 7 breaks	30-40cm	5-7.5L	3/m²
8	Phi B E	Philadelphus 'Belle Etoile'	Branched; 7 breaks	60-80cm	10L	3/m²
24	Pho fra L R R	Photinia fraseri 'Little Red Robin'	Bushy; 6 breaks	30-40cm	3L	3/m²
10	Ros off	Rosmarinus officinalis	Bushy; 5 breaks	40-60cm	5L	3/m²
18	Ski jap R	Skimmia japonica 'Rubella'	Bushy; 4 breaks	30-40cm	5L	3/m²

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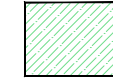
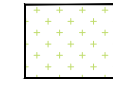
all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
do not scale.

NOTES:

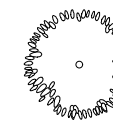
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KEY:

SOFT LANDSCAPE

-  Ornamental shrubs mixes
-  Amenity lawn
Emorsgate EL1 Flowering Lawn Mixture
Sowing rate: 4g/m2
-  Wildflower meadow
Emorsgate EM3 - General Purpose Meadow Mixture
Sowing rate: 4g/m2

TREES

-  Proposed multi-stem tree
-  Proposed trees

rev.	date:	comment(s):	drawn:	check:
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ARCHITECTURE
URBAN DESIGN & MASTERPLANNING
LANDSCAPE & ENVIRONMENT

status: **For Planning** RIBA Stage: 

client: Hill Partnership

job: St Albans - Solohaus

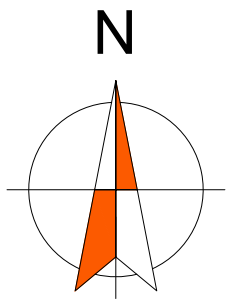
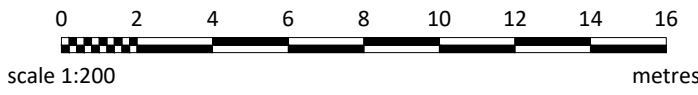
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drawn: SS date: 27.02.26

checked: JP scale @ a1: 1:200

drwg no: IDPL-BP-400 rev: --

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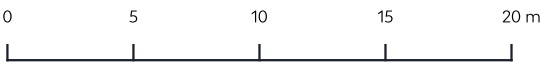
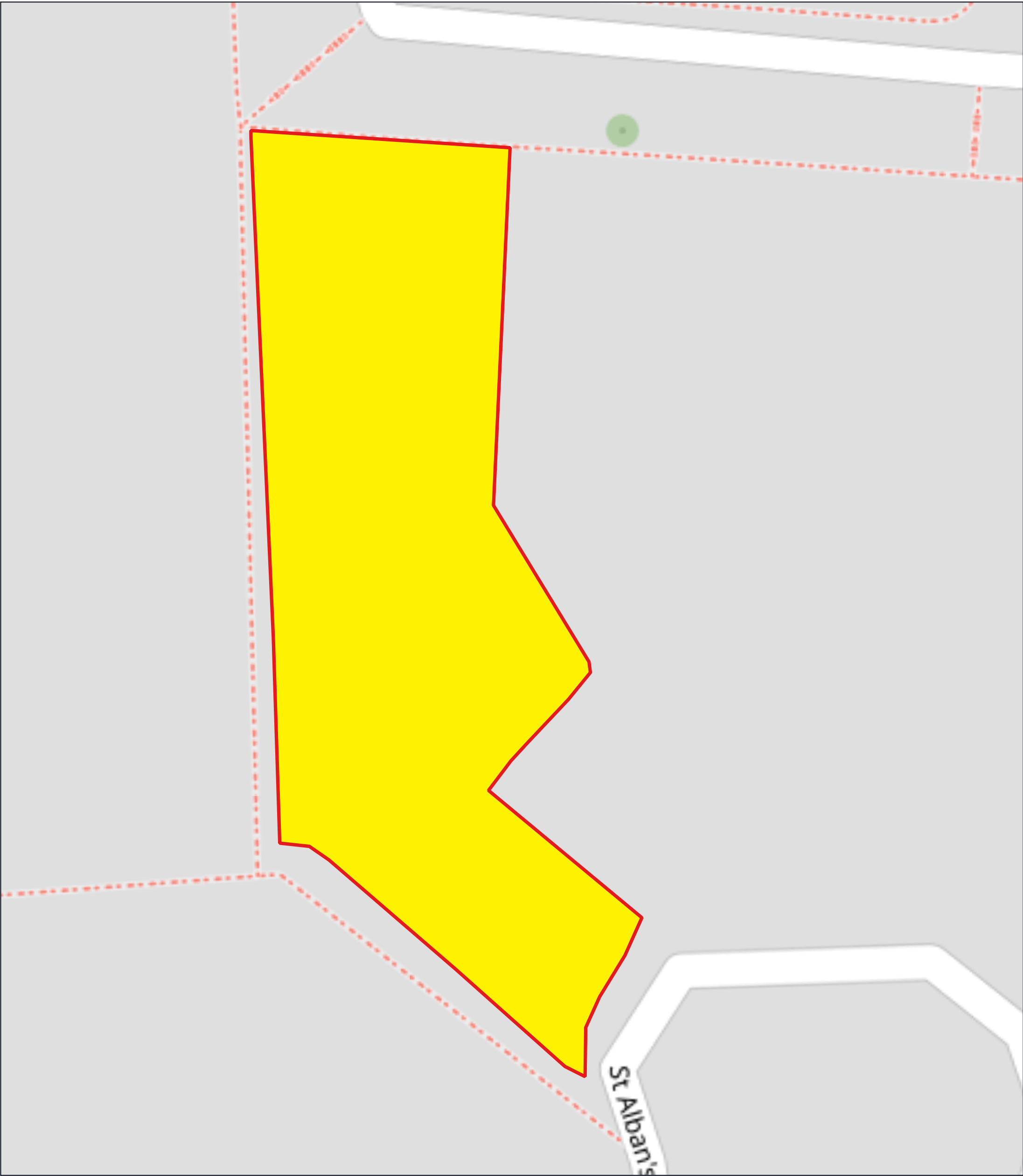


Plans:

Plan 1: Baseline Habitat Plan **17906/P01**

Plan 2: Post-development Habitat Plan **17906/P02a**

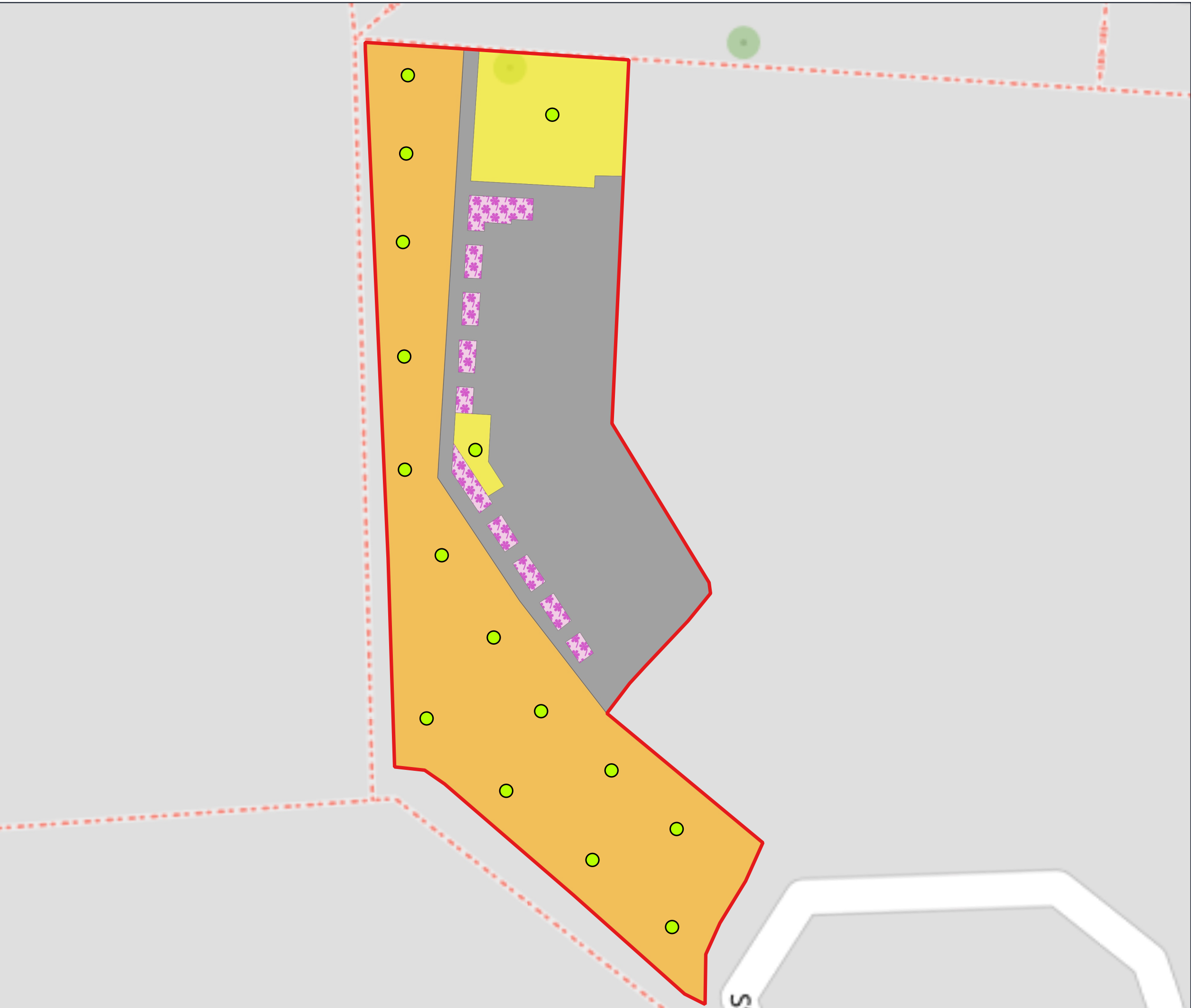




Project	Land on St Albans Close, Gravesham
Drawing Title	Habitat Features Plan
Scale	Scale: 1:300
Drawing No.	17906/P01
Date	April 2025
Checked	JW/CGS

Legend	
	Redline boundary
Baseline Habitats	
	Grassland - Modified grassland





- Legend**
- Redline boundary
 - Grassland
 - Other neutral grassland
 - Grassland
 - Modified grassland
 - Urban
 - Developed land; sealed surface
 - Urban
 - Introduced shrub
 - Tree



Project	Land on St Albans Close
Drawing Title	Post Development Plan
Scale	Scale: 1:300
Drawing No.	17906/P02a
Date	May 2026
Checked	JW/HM





Tyler
Grange

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