

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	Cyclopark
Date:	October 2025
Version:	/
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool. Yes ☒ No ☐ If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.

Client: Cyclopark Charity

Authors: Sarah Dias –
Leftfield Studio

Toni Mounsear-Wilson -
Cyclopark



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)
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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
/	Planning	04/11/25	

Document Details

Provide ownership, copyright and licensing information within this table.

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and

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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	Commercial
Development Name and Address	Cyclopark, The Tollgate, Watling Street, Gravesend. DA11 7NP
Author	Sarah Dias (Leftfield Studio) and Toni Mounsear-Wilson (Cyclopark)
Landowner	Kent County Council
Land Management Organisation	Cyclopark Charity
Period covered by this management plan	30 years
Planning authority	Gravesham Council
Planning reference	
Central OS grid reference	TQ 63724 71556
Total Site Area	1169m²

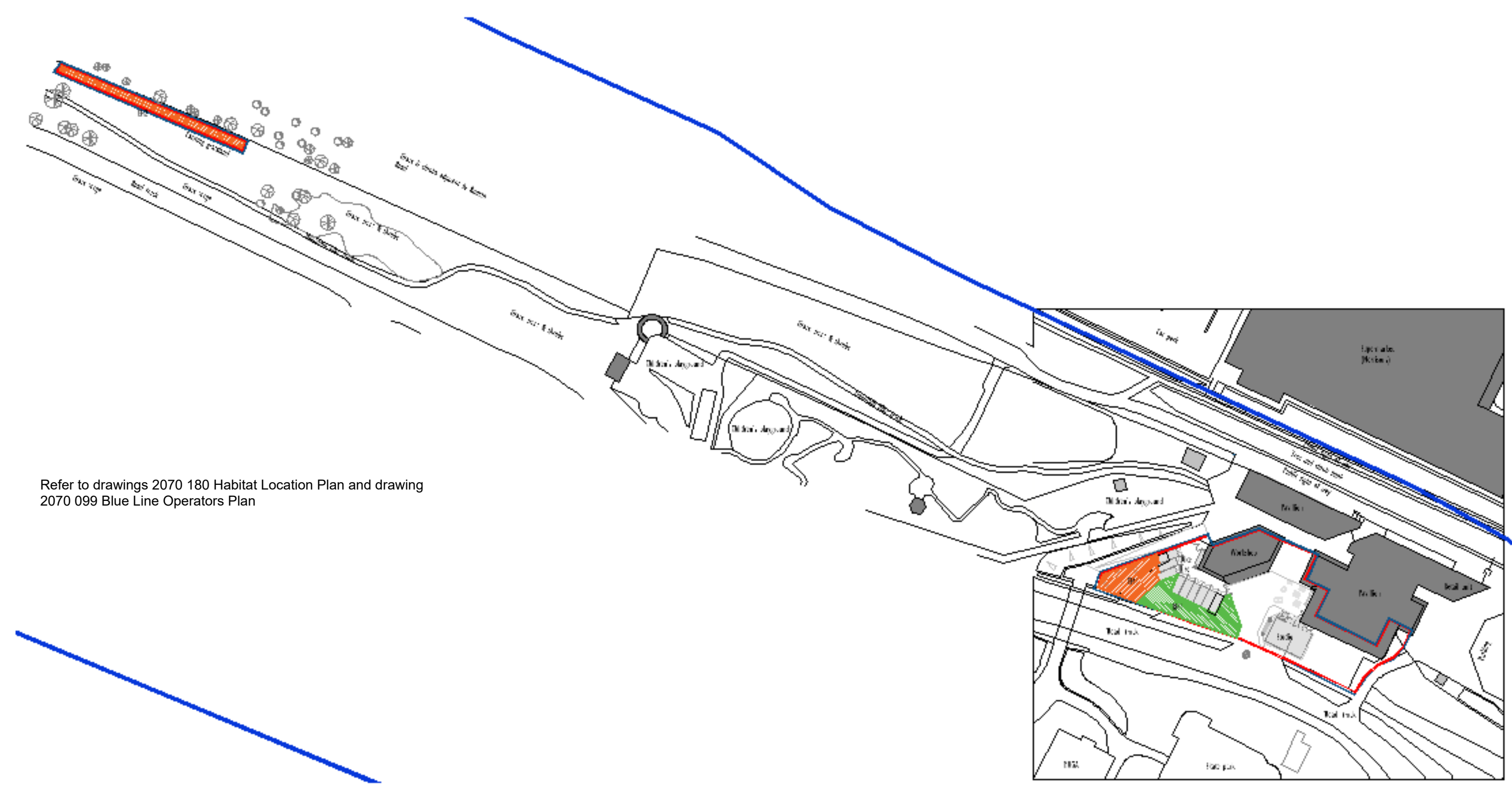
Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02

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.

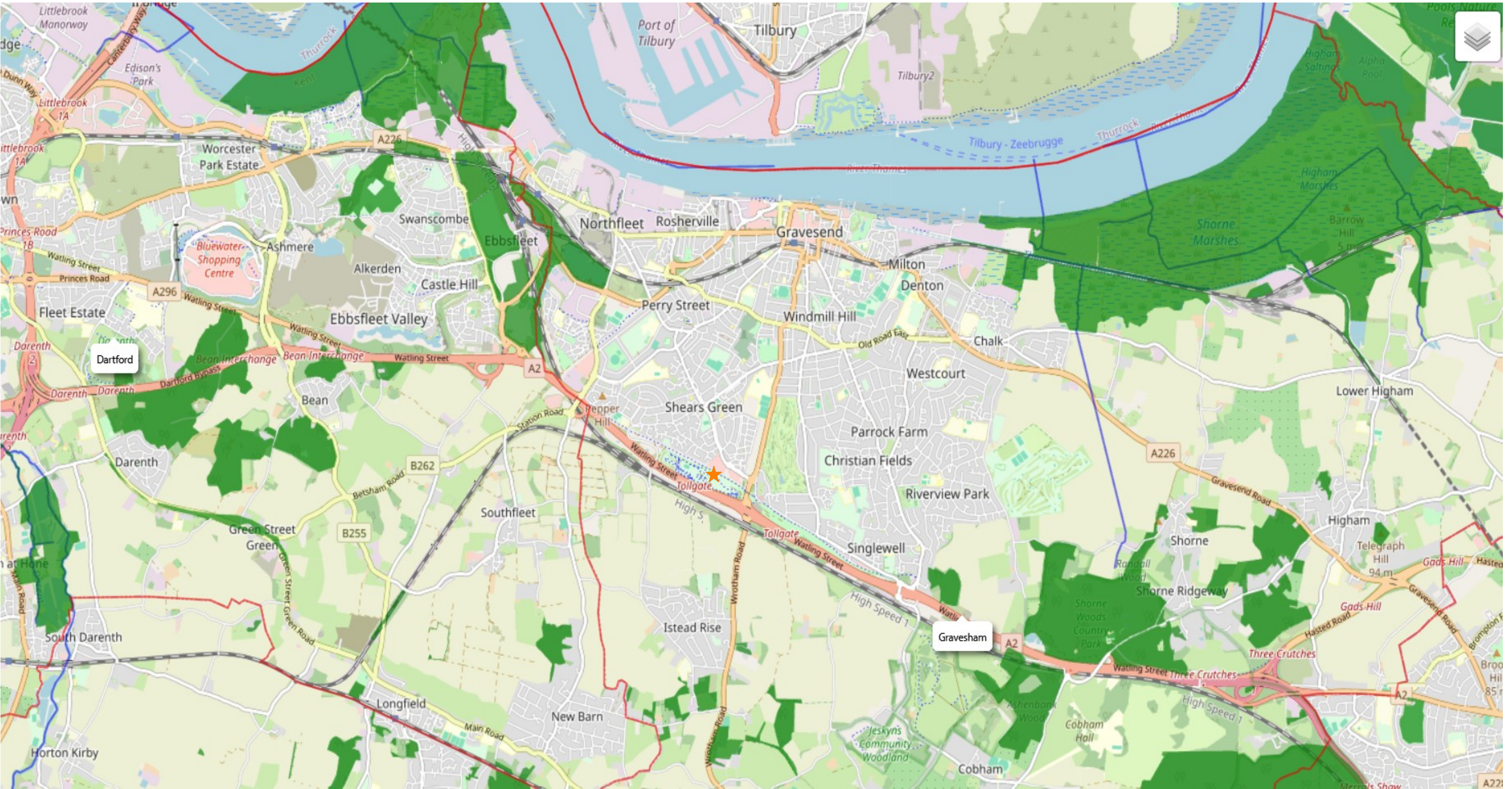
Author Responsible for Preparing HMMP SM-B03				
Name or Initials / Role		Sarah Dias (Leftfield Studio) and Toni Mounsear-Wilson (Cyclopark)		
Organisation		Leftfield Studio and Cyclopark		
Responsibility	Start Date	October 2025	End Date	January 2026
Statement of Competency				
The management plan has been produced in a collaborative proposal with the Cyclopark site facilities team and Sarah Dias as Architect. Cyclopark has a full time and permanent in house site facilities team including including two groundsman with Level 2 Horticultural Operative qualifications who have the knowledge and experience to proposed an effective habitat creation.				
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04				
Name or Initials / Role		Facilities Manager		
Organisation		Cyclopark		
Responsibility	Start Date	October 2025	End Date	October 2057
Statement of Competency				
Cyclopark is a large site with a full time and permanent in house site facilities team including including two groundsman with Level 2 Horticultural Operative qualifications obtained through Hadlow College. The nature of the site requires continual monitoring and the team are well placed to extend their existing maintenance schedule into enhancing the habitats.				



Refer to drawings 2070 180 Habitat Location Plan and drawing 2070 099 Blue Line Operators Plan

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.



Map showing Areas of Particular Importance for Biodiversity (green shading) available from the Kent and Medway Local Nature Recovery Strategy: Available from: https://webapps.kwtg.uk/public/app/lhrs_measures_webmap/ Accessed October 2025. CycloPark highlighted with an orange star central to the image.

Land Use

Description of Site Use - Baseline SM-B05

The Cyclopark site as a whole is a large site (approximately 114 acres) with a lot of grassland, hedgerow and maturing trees. It is a purpose built multi-activity centre offering traffic-free road circuits, mountain bike trails, BMX track, childrens' Cycloland and a skate park alongside a play area, gym and fitness classes.

Having been developed in 2012, the landscape is still quite young.

The areas proposed for development and improvement are modified grassland – predominantly ryegrass with some perennial weeds along with an area of tarmac.

Description of Site Use - Proposed SM-B06

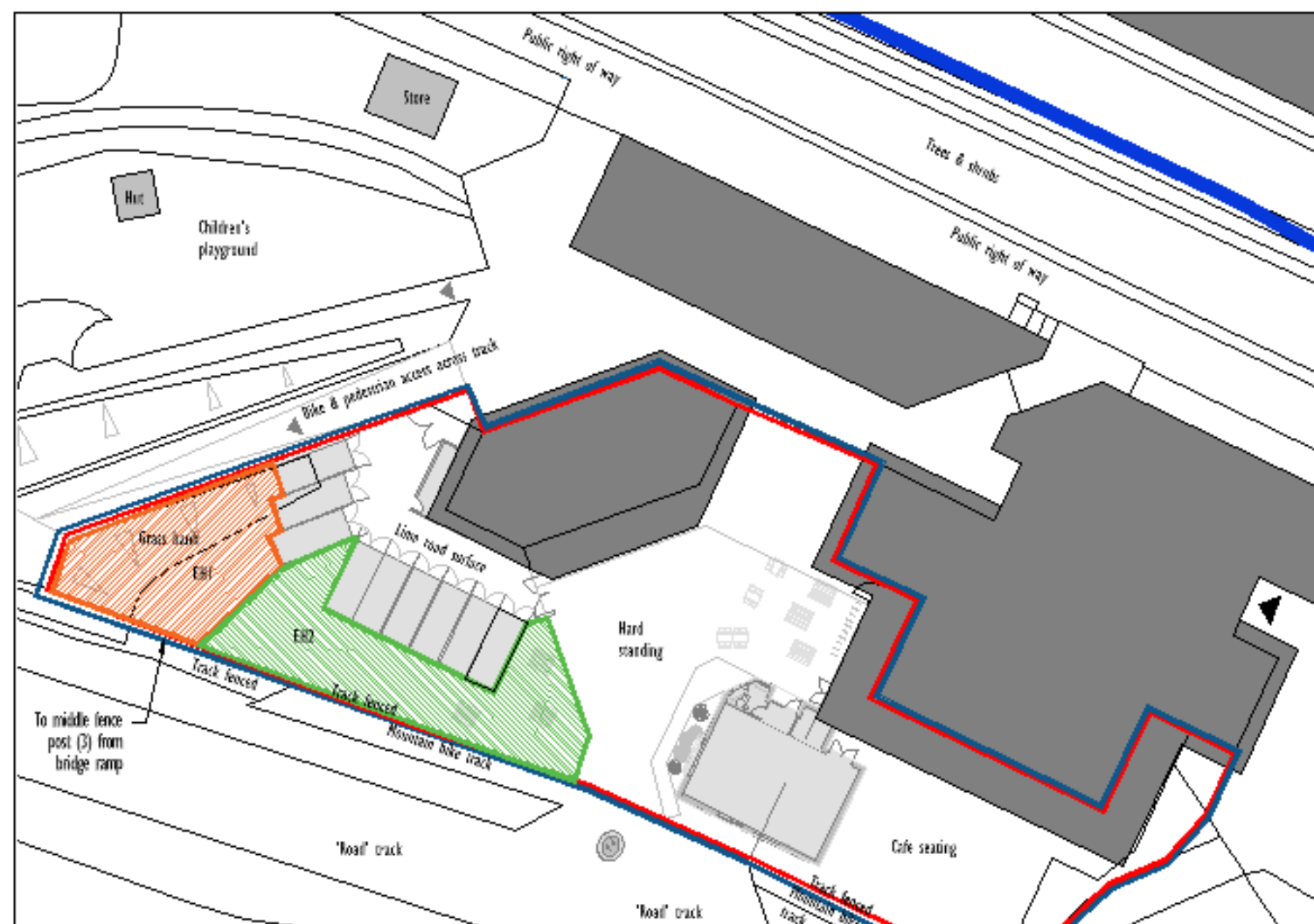
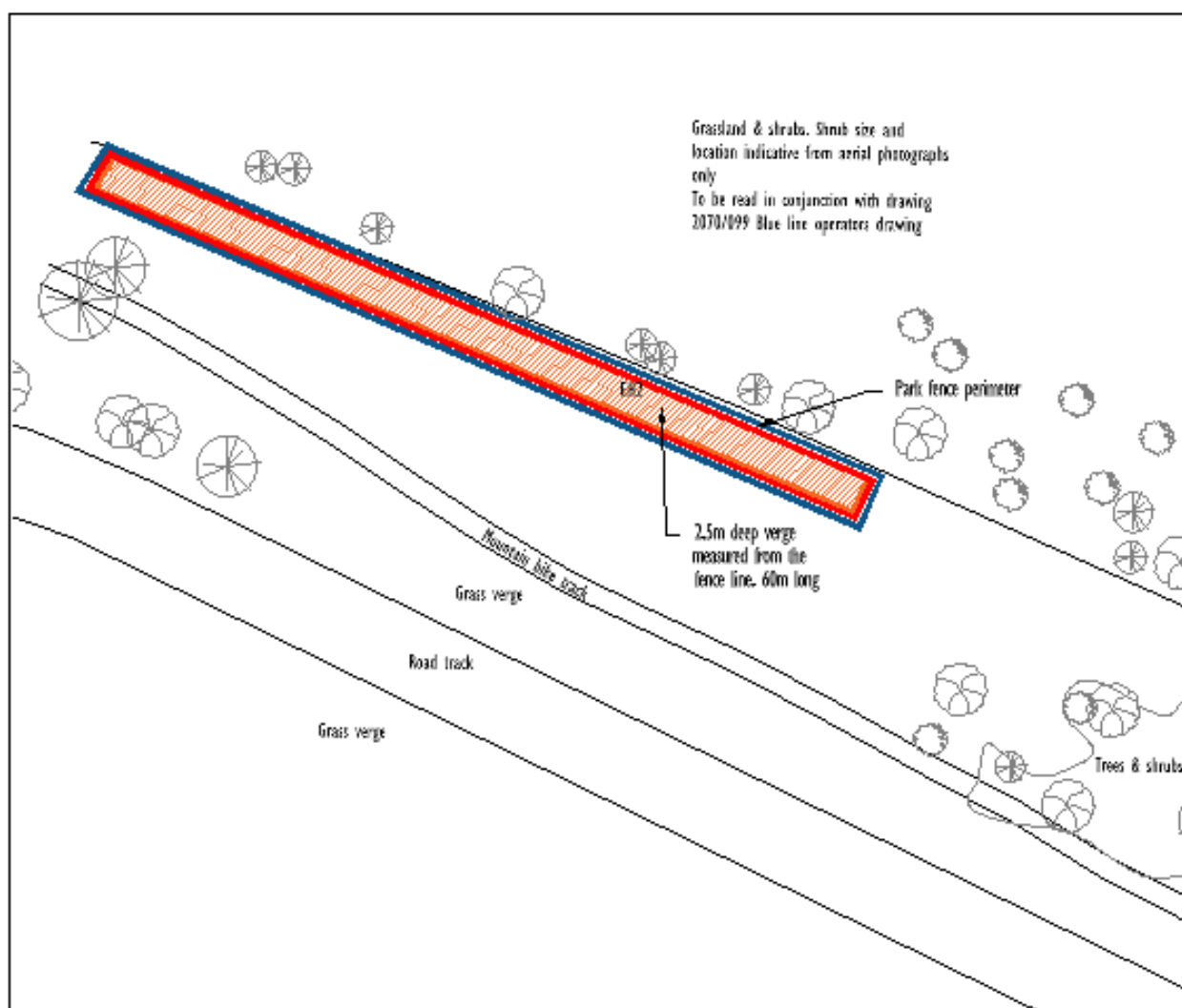
The proposals include a purpose built fitness studio to be sited on an area of existing tarmac and a bike hire area constructed from containers on an area of existing grass to compliment the existing operations on the Cyclopark.

There are two areas of grassland proposed to be enhanced to offset the loss of the grassland lost to the containers – next to the containers and another further down the Cyclopark site.

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: Please also refer to accompanying information & photos.





Refer to drawing 2070 181 Habitat Site Plan

2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07
Cyclopark is a large site (approximately 114 acres) with a lot of grassland, hedgerow and maturing trees. An area of grassland is proposed to be lost to provide an area for cycle hire. The position has been chosen because of the proximity to the existing building but also as the grassland habitat isn't in as good condition as other areas of the site. The neighbouring north bank has a wider variety of species in a higher density of planting. The area to be improved to offset the area or bike hire is predominantly rye grass some perennial 'weeds' found by in the, although the density of the planting is higher than the bike hire area. This area is separated from the adjacent Council maintained grassland area by a park fence allowing insects and small animals to cross between the two areas. This creates the opportunity for a larger area of grassland habitat as the seeds can pass between the areas. The Council maintained area is currently long grass with some shrubs and small trees.
Retained and Enhanced Habitats Protection Measures SM-B08
The proposed construction area is tarmac and amenity grassland. The grass area is currently used for site storage of the onsite tractor and site vehicles – the level area is already compacted by vehicles. No protection measures are proposed for this area. The area around the containers to be enhanced is banked and not accessible by vehicles so has natural protection. The area of grassland to be improved further down the site is adjacent to the road track. There is no vehicle access other than the site maintenance vehicles and is not accessed by site users other than those using the road and mountain bike circuits. No further protection is envisaged. Some protection may be required for large events using the existing on site post and tape fencing, but this will need to be assessed on event-by-event basis.

Summary of Adaptive Management Approaches SM-B09
The Cyclopark site has an ongoing maintenance and management strategy that evolves with event and site usage. The areas for enhancement have been chosen as areas that can be managed for protection. The in-house team are on site daily to keep site in good condition and access adjustments are made accordingly (weather conditions, flooding etc.)

Habitat Management Proposals

Habitat Baseline Description SM-B10
Modified grassland cut frequently across the season to facilitate events. The species range is low and the areas are predominantly ryegrass.
Retained Habitats SM-B11
RH1 – Green hatched area - An area of grassland is to be retained as ryegrass 'lawn' for recreational purposes adjacent to the proposed bike hire. The area will be reseeded once any building work has been completed.

Enhanced Habitats SM-B12

EH1 and EH2 – Orange hatched areas - To improve the existing grassland to become ‘Other Neutral Grassland’ in good condition using a native grassland seed mix and monitor long term to show the enhancements are creating:

- a minimum of 10 native plant species per m²
- wildflowers in at least 20% of the grassland
- less than 30% of the grassland being rye grass
- protection from physical damage through footfall
- less than 5% of the grassland being covered with thistle, dock, nettle, buttercup, plantain, clover and cow parsley

Created Habitats SM-B13

n/a

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
Other neutral grassland – Enhancement	Good		Enhancement: The grass will be left to grow long in year 1, cut in summer and the cuttings removed. The ground will be harrowed and reseeded in September – October with a 4/m² wildflower rich perennial seed mix (Emorsgate EM3 Special General Purpose Meadow Mix or similar). Seeding to be in line with suppliers recommendations in regards to rolling etc. Establishment (5 years): The grassland will be cut to 10cm three times between April and August, removing the clippings for the first five years. This is in line with the current maintenance regime. Ongoing management: Allow the grassland to grow to full height. A two cut management with a summer and autumn cutting will be implemented. The first cut will be mid July to September with 20% of the area left as long grass (6-8 weeks after flowering). The whole area will be cut between October and December depending on the weather conditions and growth rate. The cuttings will be removed.
Other neutral grassland – retained	As existing		Ongoing maintenance: The ground will be aerated in September before being reseeded in September / October with a ryegrass mix in the autumn after the containers have been positioned. The grass will be cut in line with the existing maintenance schedule.

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
Drought	Other neutral grassland	Bare patches, sparseness	Re-seed bare patches using green hay from other parts of the improved grassland
Brambles	Other neutral grassland	Brambles growing amongst the grassland	Hand removal
Trampling	Other neutral grassland	Obvious trampling and pathways / bike routes through the enhanced grassland. Particularly in the first five years when the grassland will be kept short	Temporary fencing using the existing site provisions

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
Other neutral grassland	Check a m² of established grassland to ensure the target variety of plants is present. The species list should be compared to the varieties within the seed mix and the UKHab target species list. Photographs should be taken for record.	Grassland to be monitored before the annual cut in August / September annually for the first five years, every other year for six years, then at a minimum of every five years thereafter .

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	Cyclopark Charity	Organisation Receiving and Responsible for Reviewing Reports	Gravesham Council
A photographic record taken in May – June of the variety of plants found in the grassland. If any amendments have / will be made to adjust the found species mix, this will be included along side the photographs. The first record will be taking in the Spring following the improvement works (Spring 2027) and at a minimum every 5 years there after (to take into account cutting the area to a length of 10cm across the growing season for the first five years) to ensure the establishment of the grass. This is proposed to be a simplified document than the ‘monitoring report template.’			