



HABITAT MANAGEMENT AND MONITORING PLAN

COLD STORE, NEW GREEN FARM

LOWER SHORNE

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1. SUMMARY

- S.1 This report details a Habitat Management and Monitoring Plan in respect of proposed off-site habitat interventions at The Cold Store, New Green Farm, Lower Shorne, Gravesend, Kent (Site centred at: TQ 70059 72341).

Habitat Management

- S.2 The proposals include the enhancement of cereal crops to arable field margins: pollen and nectar mix.

Monitoring

- S.3 Monitoring will commence in year 1. Habitats will be monitored against the criteria explained in Section 12 in years 2, 5, 10, 15, 20, 25 and 30. Monitoring will include a site meeting with the manager/landowner and a site survey. Results of monitoring will feedback into the management plan, which will be adapted as required.

Other considerations

- S.4 The landowner, AC Goatham and Son, will be responsible for the funding and delivery of habitat creation, management and monitoring.

2. INTRODUCTION

- 2.1 This report details a Habitat Management and Monitoring Plan undertaken in respect of proposed off-site habitat enhancement at New Green Farm, Lower Shorne, Gravesend, Kent.

Table 1. Site details

Site address	New Green Farm, Lower Shorne, Gravesend, Kent
Grid reference (at centre)	TQ 70059 72341
National Character Area	North Kent Plain
Local Planning Authority	Gravesham Borough Council
Planning reference	20250643

COMMISSION

- 2.2 Native Ecology was commissioned by AC Goatham and Son in May 2026 to produce a Habitat Management and Monitoring Plan for the Site.

APPLICATION SITE

- 2.3 The subject of this report is an area of off-site land that will be improved to off-set habitat loss during the development of adjacent land. The off-site area comprises cereal crop, and extends to 0.59ha.

PROPOSED WORKS

- 2.4 Proposals for the off-site land include the enhancement of cereal crop to arable field margins: pollen and nectar mix.

BIODIVERSITY UPLIFT

- 2.5 A Biodiversity Net Gain assessment was originally undertaken by Greenspace Ecological Solutions (2025), and showed that off-site habitat enhancement will deliver an uplift of 1.14 units.

PURPOSE OF REPORT

- 2.6 The objectives of the report are to:
- Describe the current ecological status of the Site
 - Detail the roles and responsibilities associated with the planned management and monitoring activities
 - Detail the proposed habitat interventions that will be implemented within the Site, and provide details of condition assessment targets
 - Detail how and when monitoring will be conducted
 - Provide a management and monitoring plan for a 30 year period

3. ROLES AND RESPONSIBILITIES

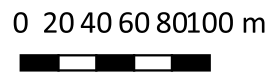
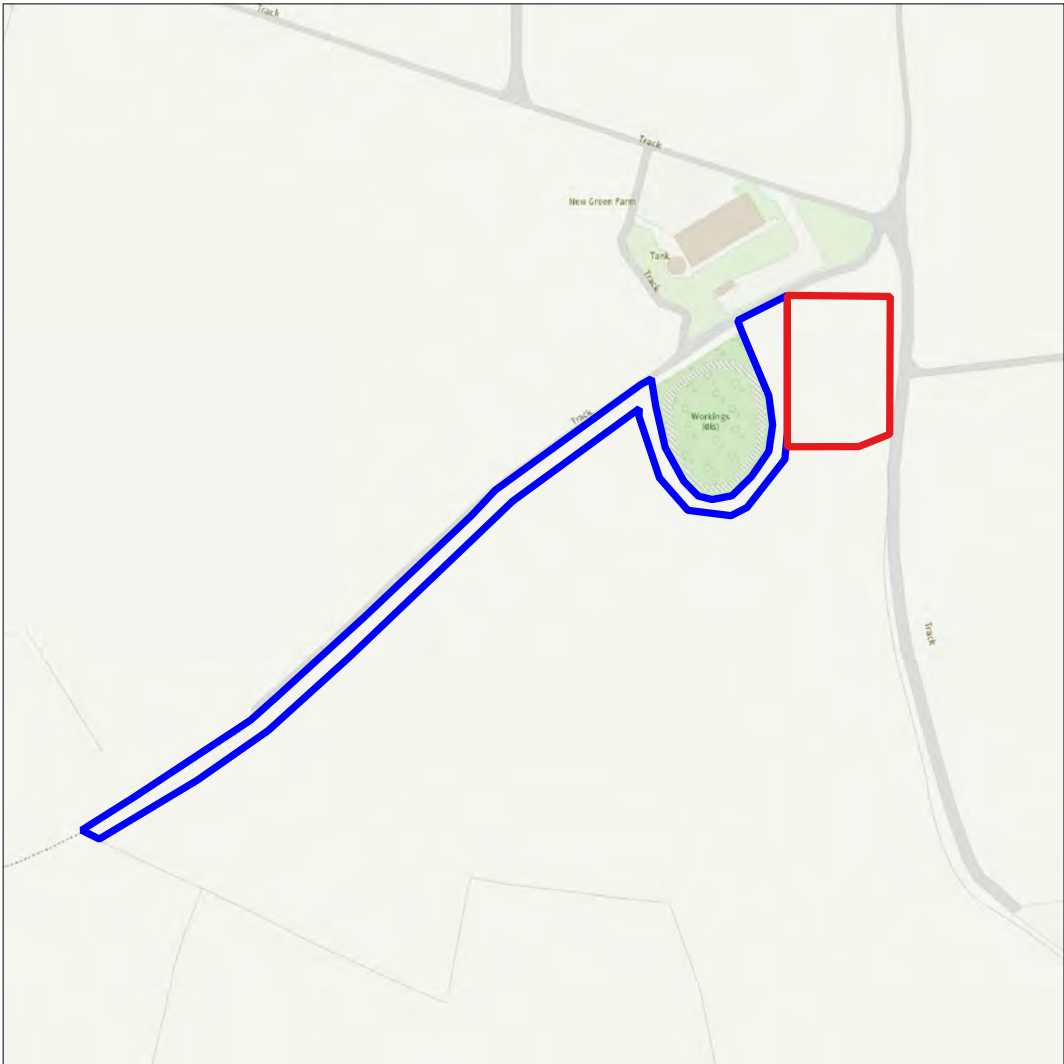
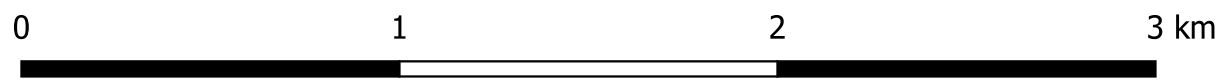
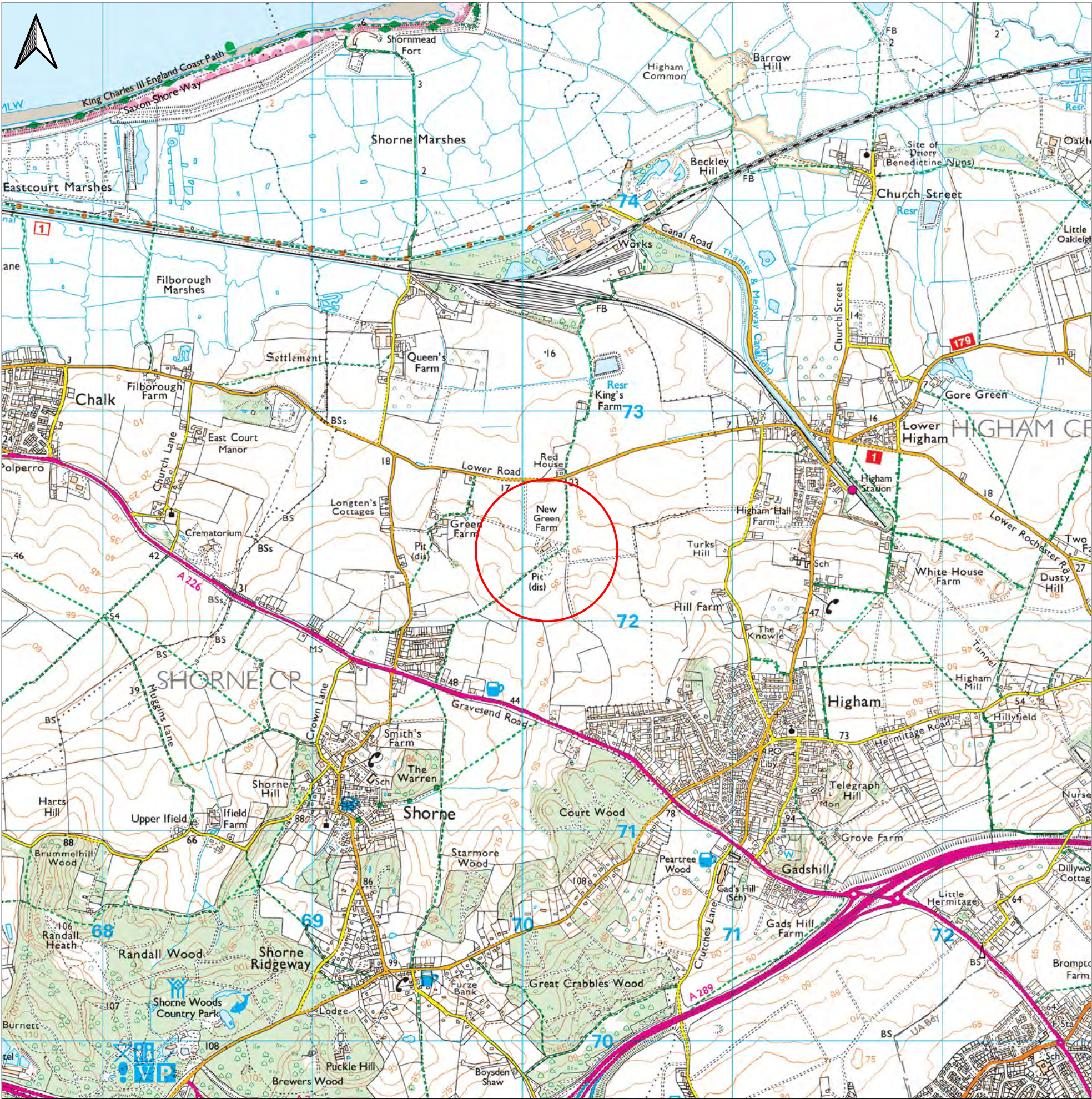
3.1 Table 2 provides an overview of the individuals and organisations responsible for delivery of the HMMP and habitat interventions.

Table 2. Site details

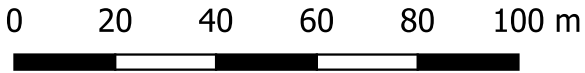
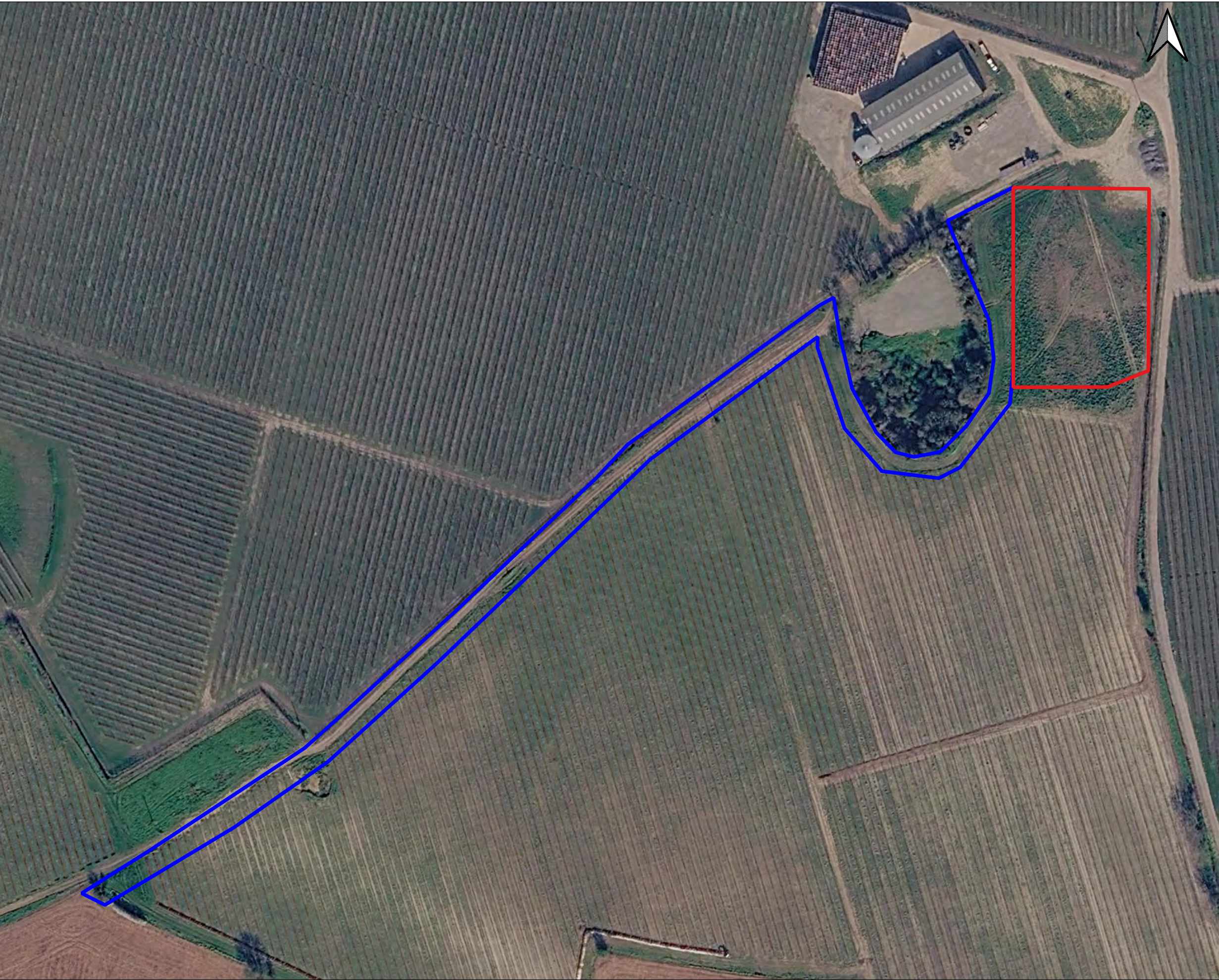
ROLE	NAME/ORGANISATION	RESPONSIBILITY	STATEMENT OF COMPETENCY
Landowner (and manager)	AC Goatham and Son	N/a	N/a
Ecologist	Calista Tardivel, Native Ecology	Baseline assessment of Site and preparation of the HMMP and metrics (2025).	Principal Ecologist/Technical Specialist with: • BSc Zoology • MSc Wildlife Biology and Conservation • 5 years in ecological consultancy • 15 years industry experience
Organisation responsible for habitat management	Ross Gatham, AC Goatham and Son	Delivery of habitat management and commission of a suitably experienced ecologist to undertake monitoring at appropriate intervals. Delivery of remediation measures if required.	Managing director with 29 years' experience working at ACG&S, which includes but is not limited to: overseeing Countryside Stewardship Scheme program implementation; working with and overseeing the implementation of the Farm Wildlife Advisory Group (FWAG) to deliver environmental programs; working with and overseeing the National Institute of Agricultural Botany (NIAB) on delivery of programs; working with overseeing agronomists to deliver programs.
Organisation responsible for submitting monitoring reports			
LPA	Gravesham Borough Council	Review of the HMMP and monitoring reports.	N/a

Funding mechanisms

3.2 Habitat management and monitoring will be delivered and funded by the landowner, AC Goatham and Son.



 native ecology PROMOTING BIODIVERSITY INTEGRATION	
Site location plan	
New green farm Lower shorne Kent	
Drawing ref:	2226_Figure 1
Revision:	-
Date:	29/07/2026
Scale:	1:20,000 (Main canvass)
Paper size:	A3

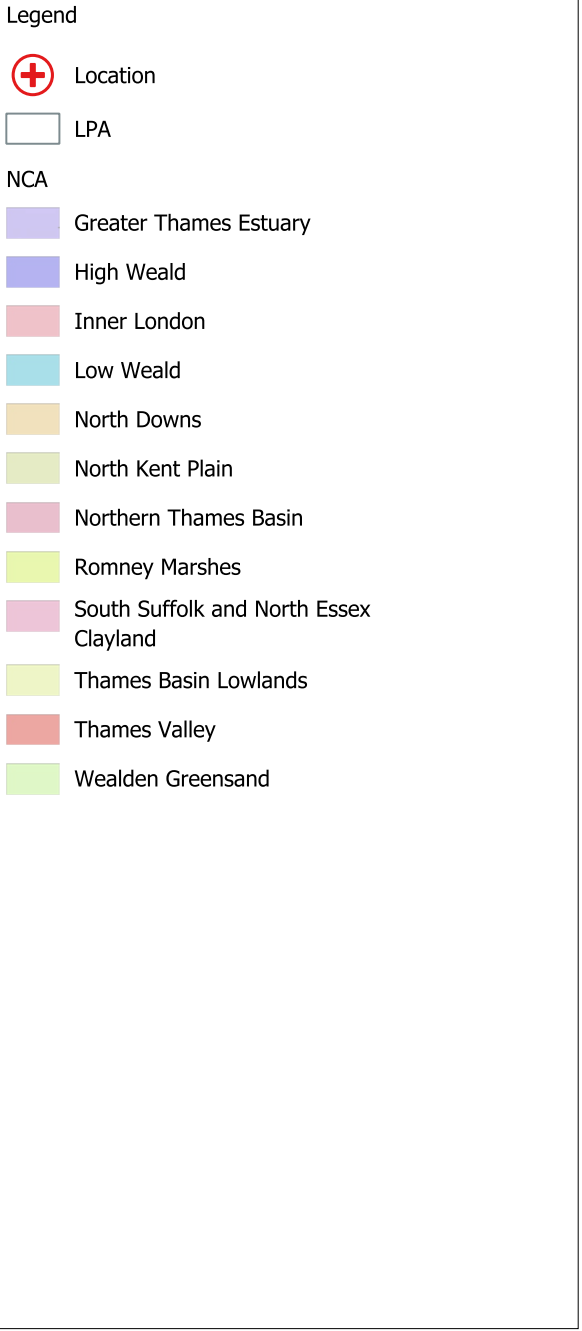
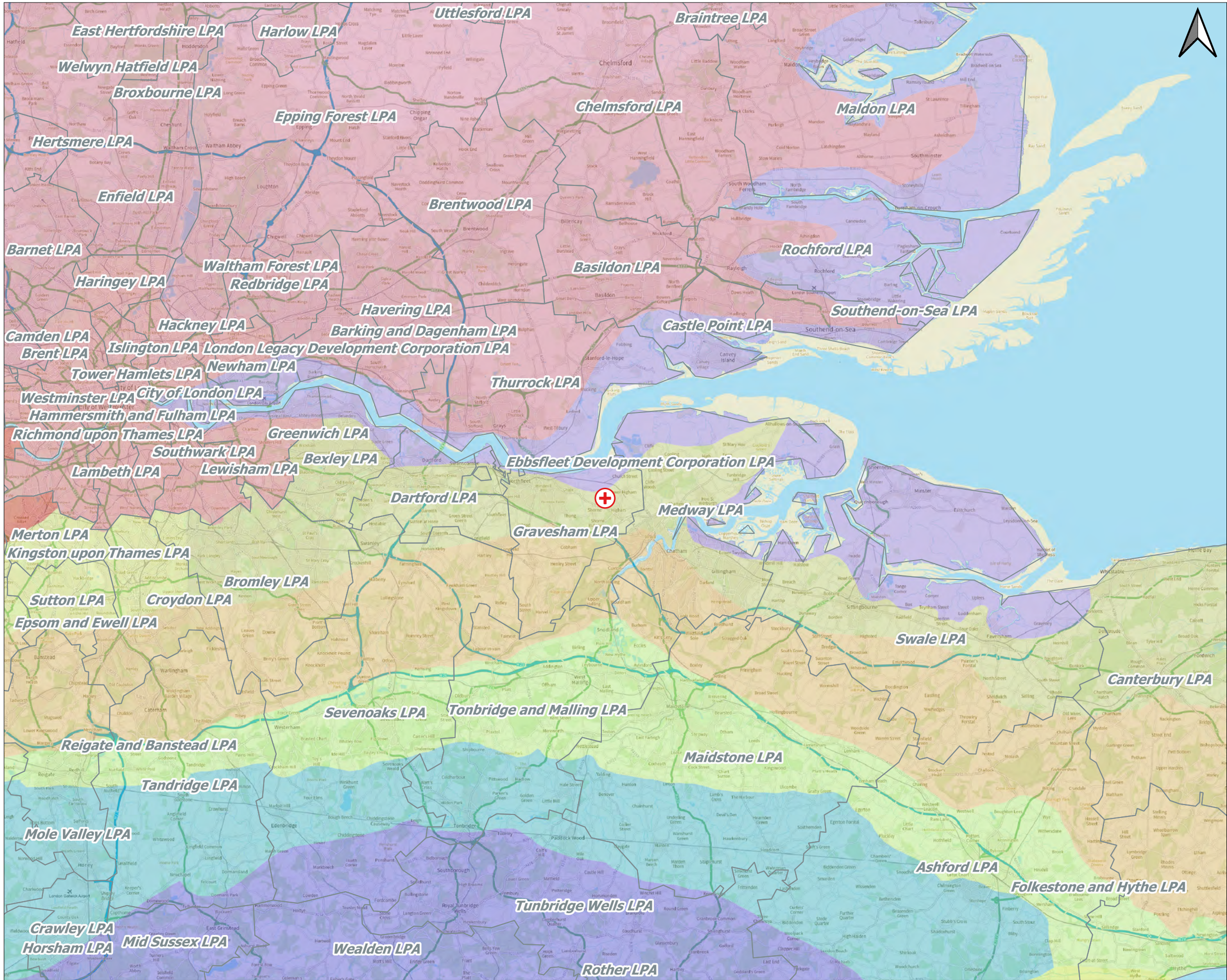


Legend

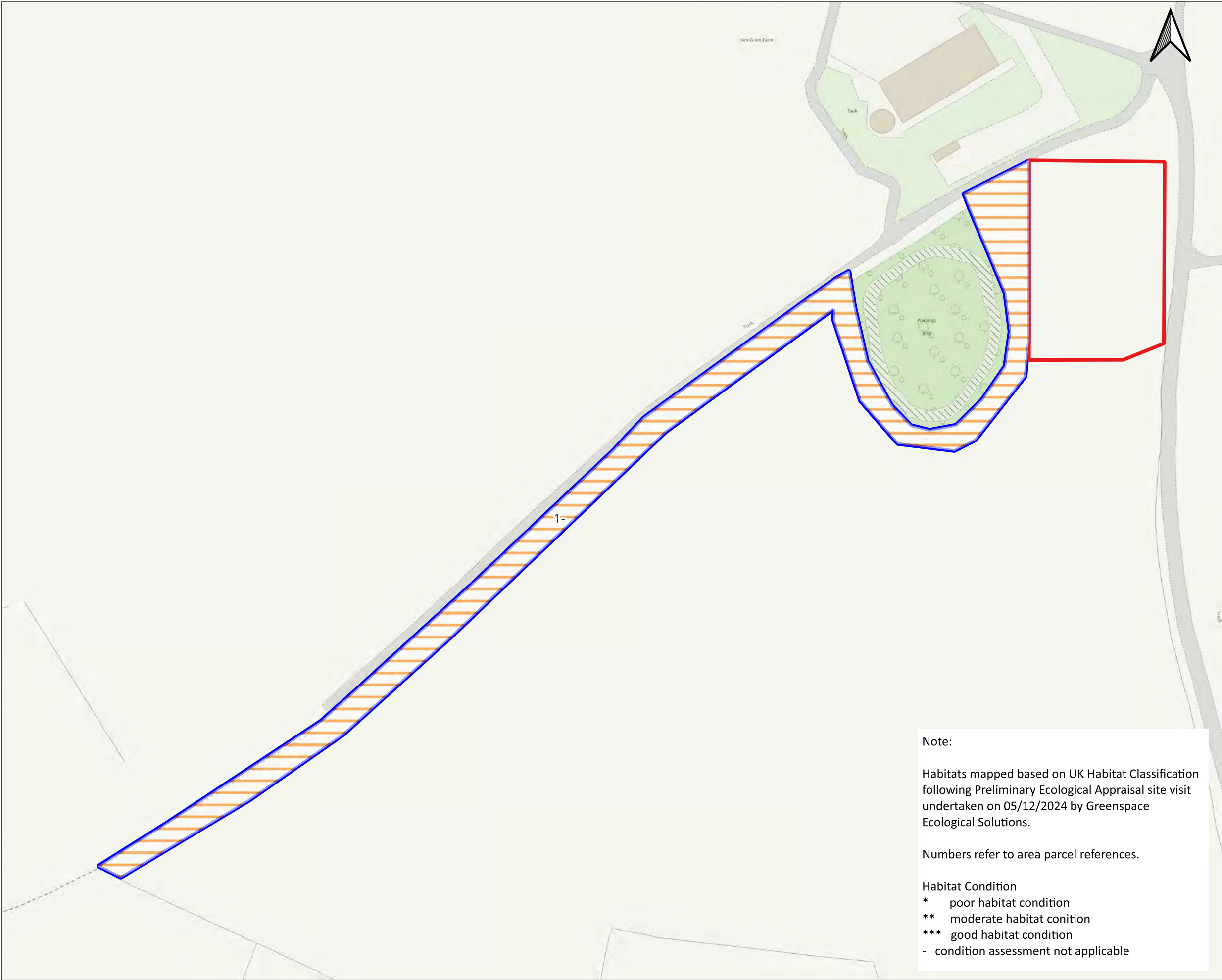
Application site boundary

Off-site boundary

 native ecology PROMOTING BIODIVERSITY INTEGRATION	
Existing Site Plan	
New green farm Lower shorne Kent	
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Date:	29/07/2026
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Paper size:	A3



 native ecology PROMOTING BIODIVERSITY INTEGRATION	
LPA and NCA Plan	
New green farm Lower shorne Kent	
Figure ref:	2226_Figure 3
Revision:	-
Date:	06/07/2026
Scale:	1:300000
Paper size:	A3



Legend

-  Application site boundary
-  Off-site boundary
-  Cereal crops



Biodiversity Net Gain Baseline Habitat Plan	
New Green Farm Lower Shorne Kent	
Figure ref:	2226_Figure 4
Revision:	-
Date:	29/07/2026
Scale:	1:1500
Paper size:	A3

8. ENVIRONMENTAL INFORMATION

Table 3. Summary of environmental information and appendix documents

	SUMMARY, DOCUMENT REFERENCE OR REASON NOT INCLUDED
Designated sites	See Appendix 1.
Protected and notable species	See Appendix 2.
Invasive and non-native species	
Baseline habitats survey	See Biodiversity Gain Plan (Greenspace Ecological Solutions, 2025, report reference J24-021686-BGP)
Public access	The off-site land lies adjacent to a public footpath (see Appendix 3). However, due to the nature and location of enhancement, this is unlikely to represent a constraint.
Climate	Local climate conditions include mild summers and winters with a relatively even distribution of rainfall across the year. However, climate change is resulting in changes to weather pattern, which are expected to increase in severity. By 2040 summer temperatures are expected to be warmer by 2-3°C, winter temperatures by 1-2°C, and summer rainfall is expected to decrease by 20-30% (Climate Change Risk and Impact Assessment for Kent and Medway, Kent County Council, 2020). Loss of tree species have been identified as a possible impact of climate change within Kent. To reduce the potential impact of climate change, a diverse seed mix has been chosen which is expected to be resilient to hot and dry conditions. The habitat will be inspected regularly for signs of failure and will be re-seeded if necessary. Watering will be implemented if required in drought conditions.
Geology and topography	The geology and topography does not offer any significant constraints to habitat creation.
Agricultural land status	All available historical images (since 1940) show that the Site has always been used for agriculture, however, no Agricultural Land Classification is available (Magic Maps). According to Natural England Regional Agricultural Land Classification Maps, land falls within grade 2, but these maps are not at a scale suitable for the assessment of individual sites. Proposed habitat creation falls within an arable classification, and therefore does not represent a constraint.
Soils and substrates	Soil analysis not undertaken. Substrates comprise a mix of the Seaford Chalk Formation-Chalk (Chalk and flint) which should not prohibit the creation of the proposed habitat types.
Contaminated land	No known risk of contamination.
Hydrology and drainage	There are no natural waterbodies (ditches or streams) present or proposed within the Site.
Flood risk zones	The Site does not fall within a flood risk zone and no surface water flooding is expected (Flood risk information for planning, Gov.uk) .
Landscape character and designations	The Site lies within North Kent Plain NCA in Swale Borough Council, and falls within the Higham Arable Farmlands Landscape Character Area (Gravesham Landscape Character Assessment, Swale Borough Council, 2009). This area is characterised by open arable land with pockets of orchard and woodland. Landscape guidelines presented within the assessment, which include the restoration of hedgerows and woodland, present no constraints or opportunities to the proposed habitat enhancement.

	SUMMARY, DOCUMENT REFERENCE OR REASON NOT INCLUDED
Historic land use.	Historic images from Google Earth show that the Site likely comprised arable land in and since 1940. Historic land use is not considered to comprise a constraint for habitat creation.
Historic environment and earth heritage	According to the Archaeology Data Service (2025), there are no historic features identified within the Site during a data search. An Archaeological Assessment has not been undertaken.
Other constraints	There are no other known constraints associated with the Site.

9. PLANNED MANAGEMENT ACTIVITIES

- 9.1 Planned habitat interventions include the enhancement of cereal crop to arable field margins: pollen and nectar.
- 9.2 Table 4 provides an overview of the habitat retention, enhancement and creation measures that are included within this HMMP.
- 9.3 A post-development habitat plan is provided in Section 10.

Table 4. Summary of proposed habitat retention, creation and enhancement

PARCEL NO.	INTERVENTION	BASELINE HABITAT(S)	BASELINE CONDITION	TARGET HABITAT TYPE	TARGET CONDITION
1	Enhancement	Cereal crops	N/A	Arable field margins: pollen and nectar	N/A

Protection measures

- 9.4 No protection measures are proposed.

Habitat creation and management

- 9.5 The habitat enhancement approach and species mix is provided in Section 11. A management plan is provided in Section 13.



Legend

-  Application site boundary
-  Off-site boundary
-  Arable field margins pollen & nectar



Biodiversity Net Gain
Post Development Habitat Plan

New Green Farm
Lower Shorne
Kent

Figure ref:	2226_Figure 5
Revision:	-
Date:	29/07/2026
Scale:	1:1500
Paper size:	A3

11. ARABLE FIELD MARGIN: POLLEN AND NECTAR

Table 5. Summary of proposed approach for arable field margins: pollen and nectar

CONDITION ASSESSMENT CRITERIA	APPROACH
N/a- no condition criteria	Habitat enhancement will aim to create a diverse mixture of broadleaved flowering plants, providing a staggered bloom between late spring and early autumn so that it provides a consistent source of pollen and nectar for invertebrates. The seed mix will comprise at least 70% wildflowers/legumes of more than 10 species and management will aim to promote a layered canopy with plants of different heights.

Species

Pollen and nectar seed mix

- 11.1 Enviroseeds 3 Year Enhanced Nectar Flower Mix (or similar) will be applied. Table 6 provides the composition of this mix.

Table 6. Seed mix composition

COMMON NAME	LATIN NAME	%
Common vetch	<i>Vicia sativa</i>	40
Alsike Clover	<i>Trifolium hybridum</i>	15
Sainfoin	<i>Onobrychis viciifolia</i>	12
Red clover	<i>Trifolium pratense</i>	10
Birdsfoot trefoil	<i>Lotus corniculatus</i>	5
Black medick	<i>Medicago lupulina</i>	5
Lucerne	<i>Medicago sativa</i>	5
Yellow blossom clover	<i>Melilotus officinalis</i>	5
Yarrow	<i>Achillea millefolium</i>	1.4
Common knapweed	<i>Centaurea nigra</i>	0.4
Musk mallow	<i>Malva moschata</i>	0.4
Oxeye daisy	<i>Leucanthemum vulgare</i>	0.4
Wild carrot	<i>Daucus carota</i>	0.4

12. MONITORING

METHODOLOGY

- 12.1 A Suitably Qualified Ecologist will be commissioned to conduct scheduled monitoring inspections and prepare formal reports for submission to the Local Planning Authority.
- 12.2 These inspections will utilise the Statutory Biodiversity Metric Condition Assessment methodology to evaluate the progression of habitats against the pre-defined condition criteria and target objectives.
- 12.3 To ensure a robust audit, fixed-point photography and high-accuracy GPS referencing will be employed during the peak growing season, allowing for direct year-on-year comparability of habitat development.

MONITORING METHODS

Table 7. Assessment criteria

HABITAT TYPE	ASSESSMENT CRITERIA	MONITORING INTERVAL
Arable field margins: pollen and nectar	Habitat will be assessed for signs of planting failure and against the following criteria: • Sward composition and diversity; • Percentage of bare ground. • Undesirable plants presence/absence check.	Years 2, 5 and then every 5 years for 30 years. Surveys to be completed between May and June

MONITORING REPORTS

- 12.4 Monitoring reports will be submitted by AC Goatham and Son to Gravesham Borough Council in years 2, 5, 10, 15, 20, 25 and 30.

ADAPTIVE MANAGEMENT

- 12.5 Monitoring will include an on-site meeting with the site owner/manager to feedback on the progress of the management regime. Feedback from this meeting and the results of habitat monitoring will be included within a review of this management and monitoring plan, which will be submitted with each report, with any required changes highlighted.

REMEDIAL ACTION

- 12.6 A risk register is provided in Section 14 detailing identified habitat failure risks and appropriate remedial measures.

13. MANAGEMENT AND MONITORING PLAN

Table 8. Management and monitoring plan

HABITAT	MANAGEMENT PRESCRIPTION	TIMING											
		J	F	M	A	M	J	J	A	S	O	N	D
YEAR 1													
Arable field margins: pollen and nectar	Ground to be ploughed and harrowed prior to the application of seeds. This should be undertaken in early March or September to avoid impact to skylark.												
	Seed mix to be applied in March at a rate of 15-20kg/ha (or according to supplier's specification) at a depth no greater than 1cm. Firm ground before and after sowing to retain moisture. Fertiliser should not be applied.												
	Habitat should be cut 2-3 times during the first 12 months, starting when the vegetation reaches 15cm in height. The cutting height should be 10-12cm and cuttings should be removed immediately. Where possible, cutting should commence no earlier than July (ideally September) to avoid impact to skylark.												
	Watering should be avoided, but may be required during establishment in drought conditions.												
YEAR 2-30													
Arable field margins: pollen and nectar	Area inspected for failure/ bare ground and re-seeded as required.												
	50% plot area to be rotationally cut to a height of 10-12cm between 15th May and 15th June each year. It is recommended that a pre-cut walkover is undertaken to check for signs of nesting skylark.												
	Entire plot to be cut (or grazed) between 15th September and 30th February each year.												
	Ingress of scrub and undesirable plants such as bramble to be removed by hand annually or as required.												
	Re-seed ground every 5 years, or as required. Re-seeding should only be undertaken early if grasses or broad leaved weeds become dominant, and should be undertaken on rotation, with no more than 50% of the plot seeded during a single year.												
	Ongoing monitoring of habitat creation and report in years 2, 5, 10, 15, 20, 25 and 30												

14. RISK REGISTER

Table 9. Risk register

DATE	HABITAT TYPE	RISK FACTOR	TRIGGER FOR ACTION	REMEDIAL MEASURE
10/07/2026	Arable field margins: pollen and nectar	Seed fails to establish due to adverse weather.	Bare ground exceeds 15%.	Species are drought resistant and watering should be avoided, unless drought conditions occur during establishment. Habitat will be inspected annually and bare ground re-seeded.
		Seed fails to establish due quality.		A quality seed mix will be used to reduce this risk factor, and it will not be mixed with any other seed mix. Habitat will be inspected annually and bare ground re-seeded. The supplier will be changed if required.
		Damage caused by public access		If any damage results from public activity on the adjacent footpath, signage will be installed to encourage users to avoid impacting the area. If public access issues persist, fencing will be considered.
		Undesirable species become dominant after ground disturbed for planting.	Undesirable species exceed 10% after 2 years.	Management includes the annual removal of perennial weeds, either manually or through spot-spraying. If weeds persist, this management will be increased.
		Ingress of bramble scrub.	Scrub exceeds 5%.	Management includes the annual removal of scrub by hand. If scrub persists, this management will be increased.
		Species diversity insufficient	Less than 10 species present across the parcel	A seed mix in excess of 10 species is proposed to reduce this risk. If species diversity is not sufficient after 5 years, the seed mix will be reviewed.
		Grass becomes dominant	Grasses exceed 30% of sward	Grasses are not included within the seed mix but are expected to colonise naturally. Margins will be re-seeded every 5 years unless grasses and weeds become dominant at an earlier time.

15. REFERENCES

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- Kent County Council (2020). Climate Change Risk and Impact Assessment for Kent and Medway. June 2020.
- Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. <http://magic.defra.gov.uk> [Accessed 10/07/2026].
- Natural England (2023). Habitat Management and Monitoring Plan Template 1.0. Available from <https://publications.naturalengland.org.uk/publication/5813530037846016> [Accessed 10/07/2026]

16. APPENDIX 1: DESIGNATED SITES

Statutory Sites of International and National Importance

16.1 The table below lists designated sites that lie within the zone of influence of the application site:

- Sites of international importance (SPA, SAC and Ramsar) within 7.2km
- Sites of national importance (SSSI, NNR) within 2km
- Local sites (LNR, LWS) within 1km
- Ancient woodland within 500m

Table 10. Details of Statutory Sites

DESIGNATION	SITE NAME	DISTANCE & DIRECTION FROM SITE	RELEVANT FEATURES	POTENTIAL IMPACT FROM PROJECT	CONSTRAINTS AND OPPORTUNITIES
LNR	Court Wood	0.8km south	Ancient semi-natural woodland dominated by oak, sweet chestnut and hornbeam.	Negligible	No identified constraints or opportunities due to the habitats and species present.
Ramsar	Thames Estuary and Marshes	1.4km north	Qualifies under Criterion 2, 5 and 6 for supporting endangered and nationally scarce plantes, British Red Data Book invertebrates and internationally important assemblages of wetland birds.	Negligible	
SSSI	South Thames Estuary and Marshes	1.4km north	An extensive mosaic of grazing marsh, saltmarsh, mudflats and shingle supporting international populations of waterfowl together with a rich assemblage of invertebrates and flora.	Negligible	
SSSI	Shorne and Ashenbank Wood	1.7km south west	The site comprises a complex of ancient and plantation woodland, supporting important assemblages of birds and invertebrates.	Negligible	
SSSI	Great Crabbles Wood	1.7km south	Ancient semi-natural woodland supporting nationally scarce botanical species including orchids.	Negligible	

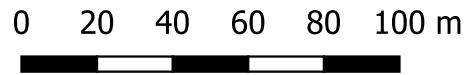
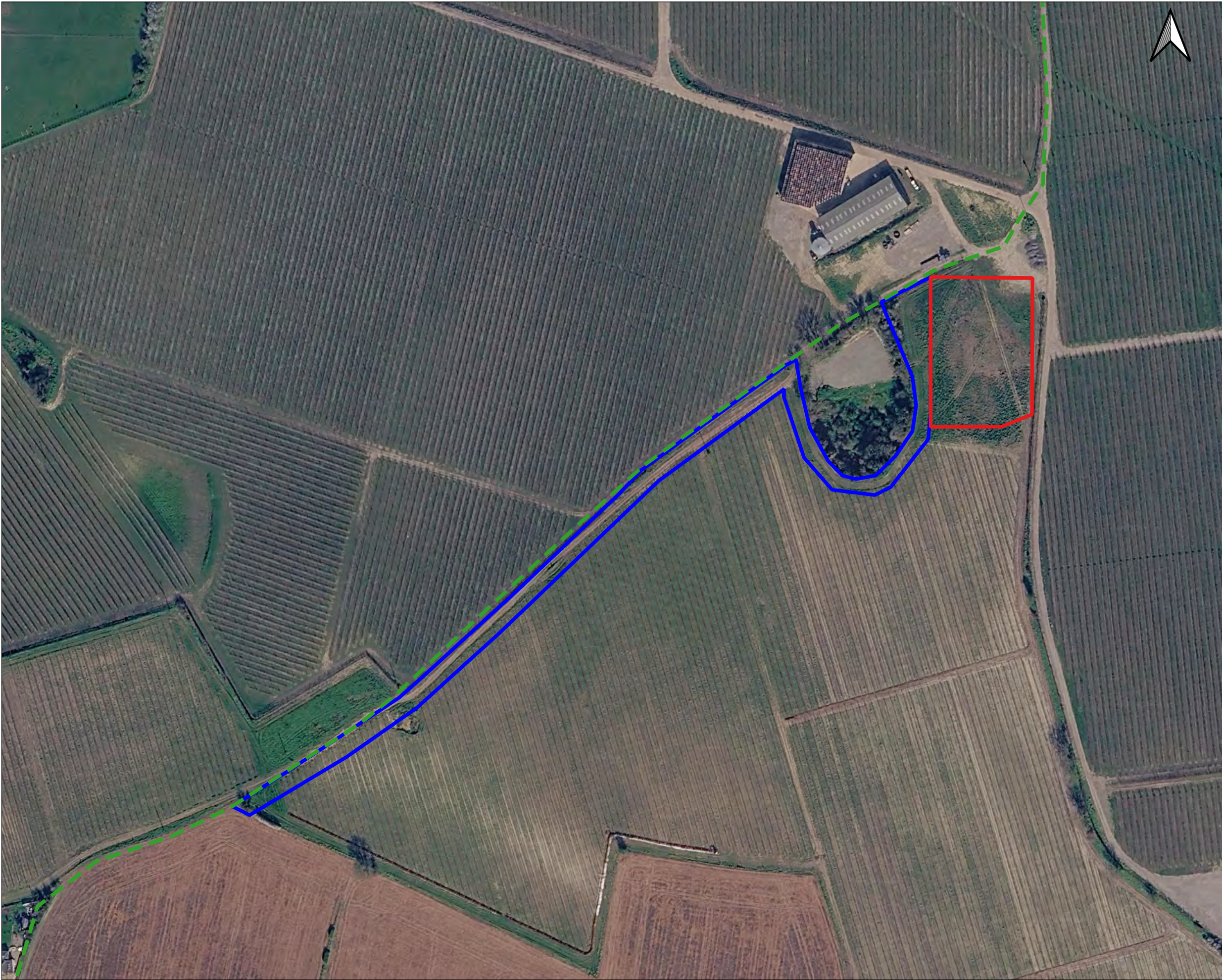
17. APPENDIX 2: SPECIES

Protected and notable species

17.1 A Preliminary Ecological Appraisal was undertaken by Greenspace Ecological Solutions in 2025 (report reference J24-021686). The findings are summarised below.

Table 11. Status of protected and notable species.

SPECIES	CURRENT STATUS	POTENTIAL IMPACT FROM PROJECT	CONSTRAINTS AND OPPORTUNITIES
Badger	No signs of badger or badger setts observed. Habitats are suitable for foraging and commuting badger, which may occasionally enter the Site.	Positive	Habitat enhancement will improve opportunities for invertebrates, providing additional forage for badger.
Bats	No potential roosting habitats. Cropland provides suboptimal foraging and commuting habitats.	Positive	Habitat enhancement will improve opportunities for invertebrates, providing additional forage for bats
Hazel dormouse	No suitable habitat present.	Negligible	No suitable habitat present or proposed.
Great crested newts	No waterbodies present within 250m and therefore unlikely to be present.	Negligible	N/a
Reptiles	Suitable habitat on-site but not within off-site enhancement area (comprising cropland).	Negligible	No suitable habitat present or proposed.
Birds	Cropland provides suitable habitat for ground nesting species. Farmland assemblage likely present.	Positive	Due to the position of the habitat enhancement (on a field margin), skylark nests are considered unlikely to be present. However as a precaution, habitat creation and cutting regime has been designed to minimise potential impacts to skylark and other ground nesting birds. Habitat enhancement will improve opportunities for invertebrates, providing additional forage for birds.



Legend

Application site boundary

Off-site boundary

Public footpath

 native ecology PROMOTING BIODIVERSITY INTEGRATION	
Public Rights of Way	
New Green Farm Lower Shorne Kent	
Figure ref:	2226_Figure 6
Revision:	-
Date:	29/07/2026
Scale:	1:2000
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