

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	The Cocked Hat Hotel, 97 Ferry Road, Scunthorpe, DN15 8LQ
Date:	31/10/2025
Version:	Original
Small Sites Criteria Met	<p>The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool.</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.</p>



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Client:

Jasdeep Sahota

Template Document User Guide

Context – The Small Sites Metric

The Small Sites Metric Habitat Management and Monitoring Plan Template (SSM HMMPT) is designed to complement The Small Sites Metric (Statutory Biodiversity Metric) (SSM) calculation tool. It follows the same criteria as the SSM.

The SSM calculation tool can only be applied to ‘small sites’ as defined in [The Small Sites Metric \(Statutory Biodiversity Metric\) User Guide](#).

This means:

- residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares, or
- commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare, or
- development that is not the winning and working of minerals or the use of land for mineral-working deposits, or
- development that is not waste development

It is not possible to use the SSM, and SSM HMMPT, on all sites defined as ‘small sites’. The following criteria also need to be met to use the SSM:

- where only the habitats available in the SSM are present on-site
- where no priority habitats are present on-site (except some hedgerows and arable field margins that are medium distinctiveness)
- where no statutory protected sites or habitats are present
- where no European protected species are present

Supporting documents

[SSM HMMPT Habitat Guide](#)

Tools and Guidance

[GOV.UK Statutory biodiversity metric \(small sites\) tools and guides](#)

[GOV.UK Government Collections Biodiversity Net Gain \(BNG\)-Guidance](#)

Template User Guide

This template provides a series of tables, figures and text boxes. Complete these to show how you’ll create, enhance, manage, and monitor the biodiversity net gain (BNG) habitats.

Small Sites HMMPT Habitat Guide

The accompanying [Habitat Guide](#) provides descriptions of proposed habitat types and conditions allowed in the Small Sites Metric (SSM). These are to assist authors in preparing the habitat creation, enhancement, management and monitoring activities and instructions (the ‘prescriptions’) in sections 3 (SM-T02) and 4 (SM-T04), to achieve the required BNG outcomes. The guide includes target habitat descriptions for a range of typical habitats that can be assessed through the SSM calculation tool. The descriptions illustrate what target habitats should look like in line with the range of conditions possible in the SSM.

Use the guide to help you prepare your plan to achieve the outcomes needed for the habitat(s) selected in your metric calculation. Factor the site-specific conditions of your site into the design. Refer to reputable sources and competent professionals to inform the creation and management methods most suitable to deliver the specific habitat outcomes targeted.

Formatting

The Template uses standard Microsoft Word formatting that has not been locked for editing. Adjust it, as required, to tailor your HMMP for the specific site and according to your preferences. You can increase or reduce the text box sizes, or increase or reduce the size of images, to fit the requirements of your plan.

You can provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix. If necessary to include in a separate report, reference the location using the appropriate box within the template. Provide at least one photograph for each relevant area habitat, hedgerow or watercourse feature.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey ‘prompt’ text.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Template published by Natural England. We acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design Ltd.

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	Project Information	<input checked="" type="checkbox"/>
1b	Planning Condition	<input checked="" type="checkbox"/>
1c	Roles and Responsibilities	<input checked="" type="checkbox"/>
1d	Site Boundary Plan	<input checked="" type="checkbox"/>
1e	Land Use Summary	<input checked="" type="checkbox"/>
1f	Site Photos	<input checked="" type="checkbox"/>
1g	Site Proposals Plan	<input checked="" type="checkbox"/>
2.	Management Plan Aims and Objectives	
2a	Site Aims and Objectives	<input checked="" type="checkbox"/>
2b	Retained and Enhanced Habitats Protection Measures	<input checked="" type="checkbox"/>
2c	Habitat Management Proposals	<input checked="" type="checkbox"/>
3.	Establishment and Management	
3a	Creation, Enhancement and Management Targets and Prescriptions	<input checked="" type="checkbox"/>
4.	Monitoring	
4a	Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site	<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
Original		M. Nguyen 31/10/2025	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01

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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	Planning Reference: To be assigned Redevelopment of former public house and hotel to create new residential & commercial units, including parking, landscaping, and other associated infrastructure
Development Name and Address	The Cocked Hat Hotel, 97 Ferry Road, Scunthorpe, DN15 8LQ
Author	Minh Nguyen - Integrated Designs & Associates Ltd
Landowner	Jasdeep Sahota – Everest Homes
Land Management Organisation	Jasdeep Sahota – Everest Homes with support from Integrated Designs & Associates Ltd
Period covered by this management plan	Start date: 31 st October 2025 End date: 31 st October 2055 5-year update: 31 st October 2030
Planning authority	North Lincolnshire District Council
Planning reference	To be assigned
Central OS grid reference	SE881120
Total Site Area	2243m ²

Planning Condition

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

Awaiting application validation.

Roles and Responsibilities

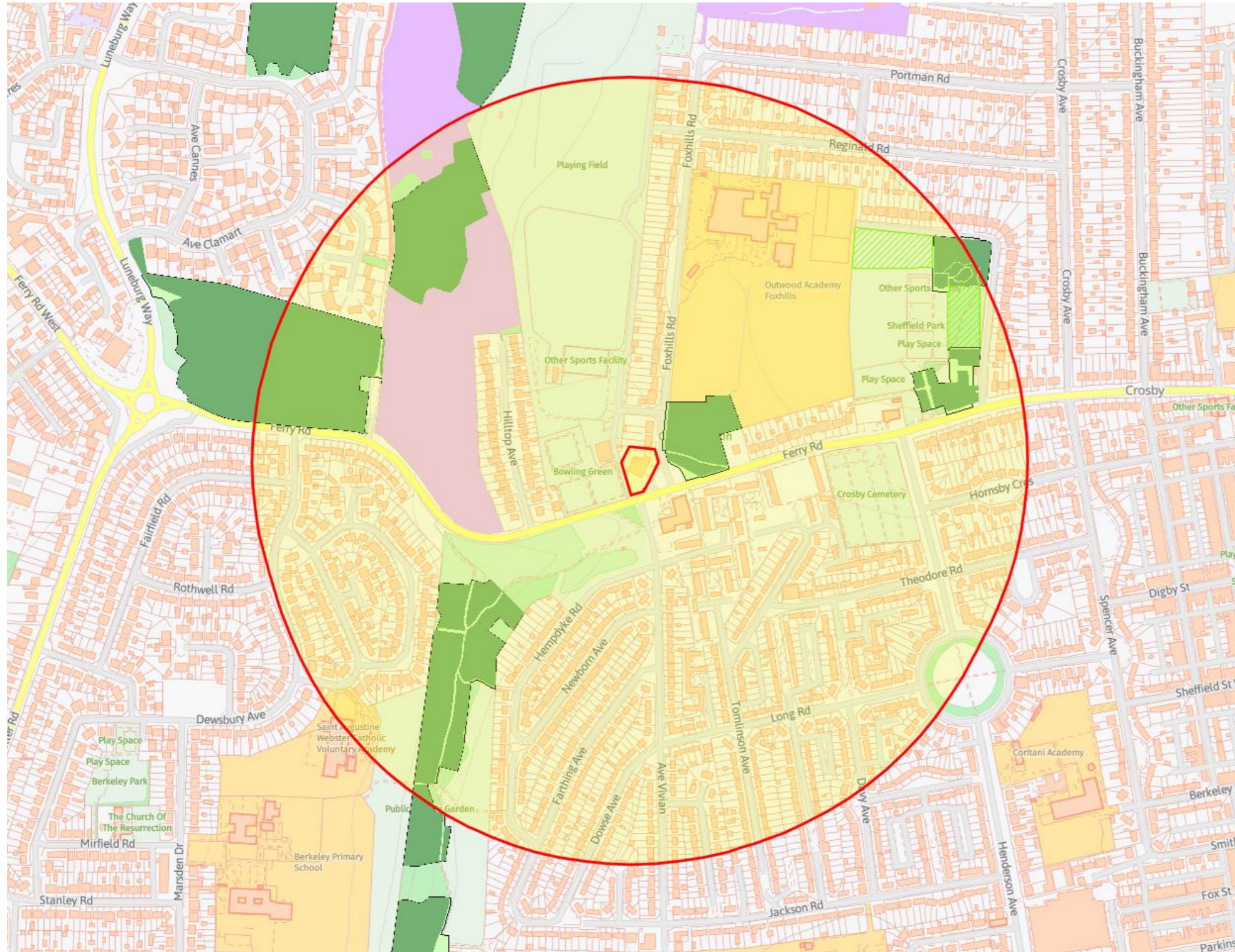
Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

Author Responsible for Preparing HMMP SM-B03				
Name or Initials / Role		Minh Nguyen/Geo-Environmental Consultant		
Organisation		Integrated Designs & Associates Ltd		
Responsibility	Start Date	Upon start of development	End Date	TBC
Statement of Competency				
<p>This Habitat Management and Monitoring Plan (HMMP) has been developed by Geo-Environmental Consultant Minh Nguyen, who has 6 years of experience in the geo-environmental/ ecology/ land management field. As well as developing the HMMP, Integrated Designs & Associates Ltd will also be supporting the delivery of the practical habitat management works on site and carrying out the monitoring visits for the HMMP Condition Assessment.</p>				
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04				
Name or Initials / Role		Jasdeep Sahota		
Organisation		Everest Homes		
Responsibility	Start Date	Upon start of development	End Date	TBC
Statement of Competency				
<p>As landowner's, Jasdeep Sahota of Everest Homes will be co-ordinating and overseeing the development project. As landowner and after securing the planning permission it is in their interest to deliver the project in a timely manner and to high quality. In areas where they need support, competent contractors will be commissioned to carry out the works in line with the planning permission and relevant guidance. Integrated Designs & Associates Ltd will also be supporting the delivery of the BNG practical works, as required – maintaining the consistency of experience and knowledge of the project and providing technical assistance.</p>				



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 site is currently a vacant/derelict commercial site pertaining to the former public house and hotel "The Cocked Hat Hotel" with associated car parking amenity.

Description of Site Use - Proposed SM-B06

Upon completion, the development will be of mix-use with residential & commercial units, including parking and landscaping

Site Photos SM-F03

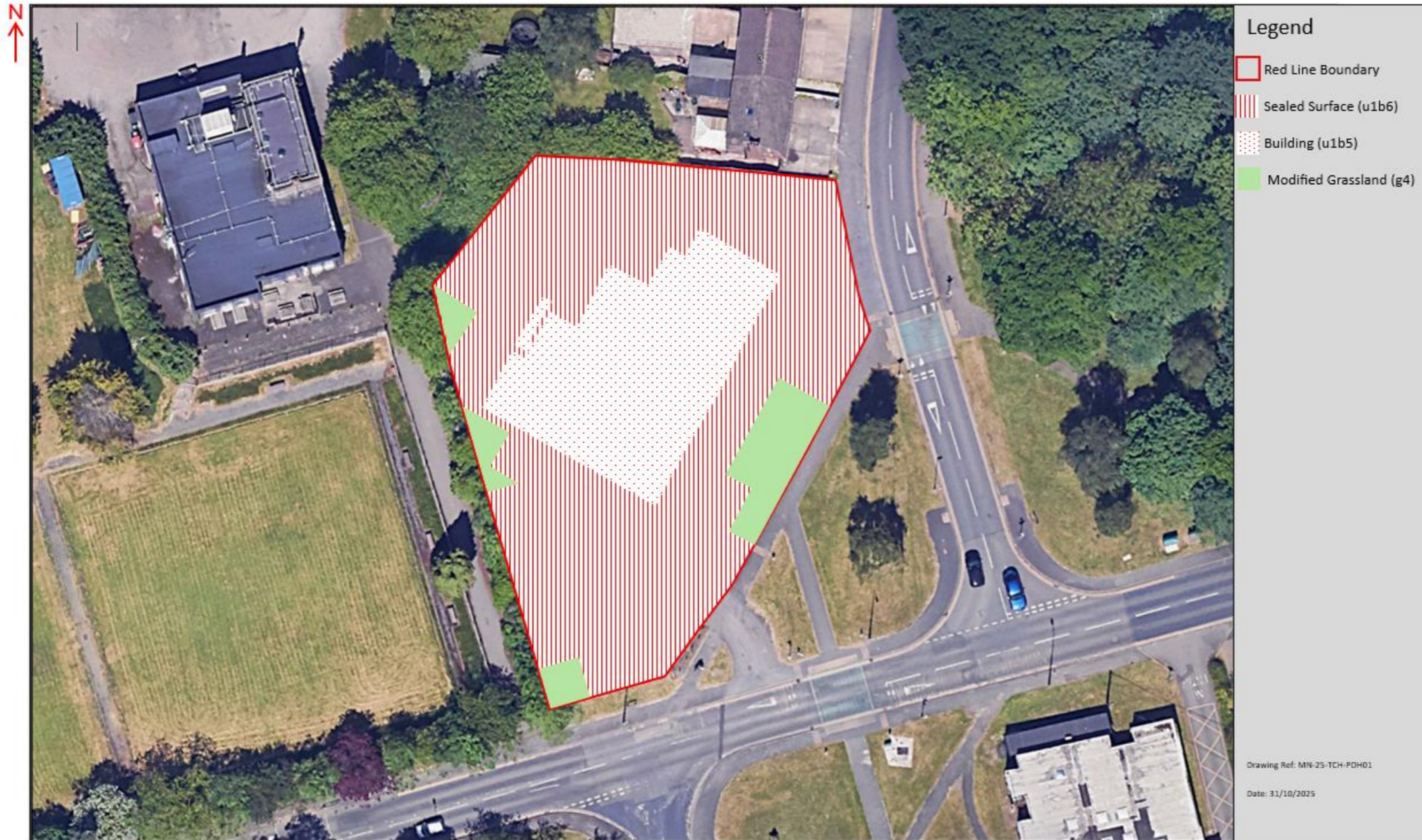
Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan. Tick if additional photographs are provided in the Appendices Reference: The Cocked Hat Hotel BNG Small Sites Metric Statutory Biodiversity Metric Calculation Tool



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.



Post Development Habitat Map
The Cocked Hat Hotel
97 Ferry Road, Scunthorpe, DN15 8LQ

2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

The legal obligation for the landowner to manage the habitat for a 30-year period will begin once all Biodiversity Net Gain (BNG) habitat enhancement works have been completed. The anticipated start date of proposed works is to be confirmed.

The management objectives outline the overall ecological goals and anticipated outcomes of the project. These objectives will be accomplished by adhering to the detailed management prescriptions set forth in this plan. The management prescriptions should remain flexible and can be adjusted as needed throughout the project's duration to ensure the objectives are met.

The BNG project will see the redevelopment of the former The Cocked Hat Hotel to create a mix-use development of commercial and residential, with the creation of new non-native and ornamental hedgerow and modified grassland; and the management of existing habitats that are to be retained.

These objectives are closely linked to the habitat descriptions and condition assessments detailed in the BNG Statutory Metric spreadsheet, which support the Biodiversity Unit value of the site. The management objectives represent the tangible outcomes that will be monitored in accordance with the monitoring plan.

Year 1 - in line with the BNG Statutory Metric the On-site Habitat Creation will be established in the first year of the development.

By Year 2, all establishment management of the site will have been completed, with post establishment management and monitoring to then be undertaken in order to meet the following targets:

The On-site modified grassland creation to be at the target condition by Year 7 through careful management work and selective grassland management. The On-site Hedgerow creation is to be on target moderate condition assessment by Year 12 through early intensive maintenance work to ensure a high success plant survival rate followed by traditional management techniques.

By Year 10, the site is expected to have largely achieved the targeted habitat condition score. Longterm management will commence after initial establishment, continuing for a total of 30 years.

Retained and Enhanced Habitats Protection Measures SM-B08

It is considered that the proposed development would seek to enhance the 'Developed Land-Sealed Surface' with improvements made to the existing building and car parking amenity space.

This work will be overseen by the landowner developer who have a vested interest in the success of the habitat creation work linked to the planning permission and the fact the site will be operating for commercial use ensures the maintenance of such features.

Access for the agreed building works will be facilitated through the use of the existing access; allowing for negligible impact on the existing and neighbouring habitats. All material storage and development works will take place on existing hard standing.

The landowner developer will closely monitor the situation to ensure minimal impact to the retain habitats occur.

Summary of Adaptive Management Approaches SM-B09

Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management and responds to changes on the site that are potentially impacting on the relevant condition assessments or landscape changes.

Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species being found on the site, climate change, one off events (flood or fire) or changes to site access.

Observations and notes from day-to-day management are important for delivering adaptive management. Records from management work implementation should also be collected and fed into the subsequent monitoring reports.

Regular robust monitoring, and reporting to the responsible authority, should identify potential issues early on and allow time to develop suitable responses. If the BNG objectives are affected by external factors, it is important to inform the responsible authority as soon as possible, include information on the issues and then agree any changes to the management prescriptions and targets; recording the outcomes in the appropriate report.

Habitat Management Proposals

Habitat Baseline Description SM-B10

Baseline habitats found on site are:

Developed land, sealed surface – 2535m² (part to be lost)

Please see BNG Small Sites Metric for further information.

Retained Habitats SM-B11

Baseline habitats to be retained are:

Developed land, sealed surface – 2173m²

Please see BNG Small Sites Metric for further information.

Enhanced Habitats SM-B12

No habitats are to be enhanced in the development.

Created Habitats SM-B13

Modified grassland – 70m² provided to soften the tarmacadam car parking amenity space.

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
Modified grassland	Moderate	Wildflower parcels within the car parking amenity space.	<p>The vascular plant species numbers for the areas in the car parking amenity space will be achieved by initially using an Old English Meadow BW10a seed mix (brightseeds.co.uk) will be used (or similar approved) to ensure target characteristic wildflower species will become present. Wildflower species will include wild carrot, ox-eye daisy, common knapweed, common bird's-foot trefoil and yellow rattle.</p> <p>The vascular plant species numbers for the rear of the property will be achieved by initially using grass lawn turf (rollaturf.co.uk). The grass species will include perennial ryegrass and fine fescues.</p> <p>Periodic quadrats will be undertaken in the establishing years (part of the BNG monitoring visits) to monitor the species diversity and advise if supplementary seeding will be required.</p> <p>The grassland will be cut once a year (July/ August) with the arisings left on site for a couple of days before removal or removed immediately to be used in other grassland areas on site as green hay/ transfer seed stock.</p> <p>No cutting areas (20%) will be established close to the hedgerow (taller than 7cm), with another strip along the trackside identified to be cut a little more frequently (under 7cm height).</p> <p>Ongoing monitoring for invasive species/ bracken/ scrub encroachment with remedial actions undertaken if issues arise. Any trackside damage will be repaired immediately (level and reseed) and monitored until such time as additional work in any identified areas is required</p>
Developed land; sealed surface	N/A - Other		N/A

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
Establishment of non-native invasive species	Modified grassland	Monitoring identifying the presence of invasive nonnative species	Implement a programme to eradicate invasive non-native species and prevent their establishment. Specialist advice should be obtained to ensure appropriate eradication measures are implemented for the identified species.
Failed areas of seeding	Modified grassland	More than 20% bare ground	Apply additional seed mix or plug plants in areas of failed establishment, during next suitable season.
Poor sward height diversity	Modified grassland	If <20% of sward is <7cm AND <20% of the sward is >7cm in height	Leave 20% of the sward un-mown during the following year; rotate unmown areas each year. Modify the cutting/ grazing regime.
Vigorous grass growth limiting species diversity	Modified grassland	Productive grasses are dominating the sward (>50% cover).	Remove early spring re-growth of grass by taking an additional cut. If further monitoring shows continued vigorous grass growth, introduce yellow rattle seed: 1) After the hay cut chain harrow the grassland three times in immediate succession and in a different direction each time. 2) Broadcast yellow rattle seed at a rate of 2.5kg/ha, then roll immediately with a flat roller. 3) If there is sufficient grass growth following sowing, take another cut before the end of year removing arisings
Scrub or bracken encroachment	Modified grassland	Scrub or bracken cover is >5%, or 20%, respectively	Initiate programme of scrub and/or bracken removal as required. This can either be through mechanical removal with handheld equipment or spot spraying with herbicide.
Establishment of species indicative of sub-optimal condition	Modified grassland	Species indicative of sub-optimal condition comprises >5% of the sward.	Initiate a programme of hand removal or spot-spraying species indicative of sub-optimal condition using glyphosate herbicide.
Poor representation of wildflowers and indicator species.	Modified grassland	Wildflowers and indicator species not clearly visible within sward.	Initiate a second round of seeding following the prescriptions provided for the grassland field compartment(s) which are falling short of this target

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	Undertake visual inspection into the condition of the habitats, if they have met the condition assessment criteria or continue to meet the condition assessment criteria and make any recommendations for adaptive management works. Periodic quadrats to confirm wildflower species diversity	Monitoring to be undertaken on this habitat in years 1, 2, 3, 4, 5, 7, 10 and 12. Following on with 5-year interval visits in years 17, 22, 27 and 30. Surveys to be completed between May and August

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	Integrated Designs & Associates Ltd	Organisation Receiving and Responsible for Reviewing Reports	North Lincolnshire District Council
<p>Monitoring visits to the site will be carried out by an ecologist in years 1, 2, 3, 4, 5, 7, 10, 12, 17, 22, 27 and 30 to review the site and habitat development against the condition assessments. Particularly important years for the BNG metric are year 7 (modified grassland) and year 12 (species rich hedgerow); where these habitats are to have been established and matching the condition assessment criteria.</p> <p>Notes from the landowner from “as and when” site visits and management work will be collected (via email) and included in the next monitoring report.</p> <p>Monitoring visits to be carried out in May to August, with an update report submitted to the landowner for review and then the Local Authority contact Corrective actions, increased management works or recommendations will be provided, and as required documents updated. Any changes/ updates will be agreed with the LPA contact.</p> <p>Invasive species detection and subsequent management work will be carried out immediately and reported upon; likewise any damage/ negative impacts detected between the official monitoring visits should be addressed.</p>			