Land at Glebe Farm, Kings Ripton

Habitat Management and Monitoring Plan

Glebe Farm Foods

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1. Introduction

1.1.1 Envance was commissioned by Glebe Farm Foods to produce a Habitat Management and Monitoring Plan (HMMP) for at land at Glebe Farm, School Lane, Kings Ripton PE28 2NL (central National Grid Reference TL 26420 76567) hereafter termed the 'Site'.

1.1.2 The HMMP has been produced to help discharge parts c and d of planning condition 4 (below) of the planning permission for the site (parts a and b addressed in separate documents). The habitat management interventions proposed will generate marketable biodiversity units by enhancing habitat's both within the Site boundary, and within an offsite area also owned by Glebe Farm Foods.

1.1.3 Planning condition 4, states that:

"4. Condition. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG).

These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements (whichever applies), statutory biodiversity credits and trading summary (whichever applies).

b) A Biodiversity Method Statement which provides details of how the recommendations contained within Section 5 of the submitted Preliminary Ecological Appraisal (V1) prepared by Envance, dated 9th of April 2026 and received by the Local Planning Authority on the 14th of April 2026 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1.2 Proposed Project

1.2.1 The Proposed Development is understood to consist of the construction of a grain store (approx. 40m x 62m) to enable separation of different crops within the Site.

1.3 Roles and Responsibilities

1.3.1 This management plan has been prepared by Envance, a specialist environmental consultancy, employing fully qualified, expert ecology staff, with extensive experience in undertaking Biodiversity Net Gain Assessments as well as preparing and overseeing the implementation of Biodiversity Environmental Management Plans (BEMPs). All Envance consultants are encouraged to become members of relevant professional bodies, including the Chartered Institute for Ecology and

Environmental Management (CIEEM), Institute of Environmental Management and Assessment (IEMA) and Chartered Institution of Water and Environmental Management (CIWEM).

1.3.2 For the purpose of this project, Glebe Farm Food will act as the landowner and will be responsible for implementing the management work detailed within this plan. This management plan will be implemented for a minimum of 30 years.

2. Project Background

2.1 Site Baseline

2.1.1 The Site is located within Glebe Farm, to the east of the village of Kings Ripton, Cambridgeshire. The Site itself lies within the wider farm complex and is bordered by an agricultural field to the east, with farm buildings and associated industrial agricultural land surrounding the remaining boundaries. The town of Huntingdon lies approximately 3.5 km to the southwest, although the immediate landscape surrounding the Site remains agricultural in nature. Table 1 below details the Site baseline, environmental information and associated impact checklist.

2.1.2 The site is approximately 0.95 ha in area and the baseline survey identified that the site comprised three habitat types including modified grassland, other neutral grassland and developed land sealed surface (photographs 1 and 2). The off-site area to be enhanced is located within Glebe Farm Foods, Kings Ripton, and is approximately 0.27 ha. The baseline habitat for this area is cropland (photograph 3). No watercourses or hedgerows were present within either area. In order to achieve a 10% gain and to satisfy trading rules, both the on-site modified grassland and the off-site cropland will be enhanced to other neutral grassland in moderate condition. The baseline and post development habitats for both the on-site and off-site areas can be found in figures 1 and 2. Full details of the baseline survey are provided in the Biodiversity Gain Plan (Envance 2026).

Table 1 – Site baseline, Environmental Information and Associated Impacts Checklist

Factor	Relevant?*	Explanation
Statutory / Non-statutory Designated Sites	No	The Site is not within or adjacent to any designated sites.
Protected and Notable Species	No	Protected species surveys were not undertaken as part of this project. Habitat interventions are only likely to have positive impacts on protected/notable species, if present. It is expected that precautionary measures will be taken to avoid impacts on protected species during implementation of management works, as stated in the PEA[1]
Invasive Non-Native Species (INNS)	No	No INNS were identified during the field survey. Should INNS be identified during the lifetime of this HMMP, reactive management will be undertaken.
Biological Records Plan - Sites and Species	No	The Site is not designated within the local plan as a priority or strategic area.
Baseline Habitats Survey	Yes	The baseline habitat survey was undertaken on 13th March 2026. Results can be viewed in the accompanying Biodiversity Gain Plan (Envance, 2026). Enhancements to existing habitats are proposed only. No significant losses of any semi-natural habitat types are anticipated.
Public Access	No	There are no public rights of way through the site.
Climate	No	No creation of habitats not already present is proposed. Climate is not anticipated to be a limiting factor.
Geology and Topography	No	No changes in topography or geology are anticipated through either natural or artificial means. The current geology and topography are not anticipated to be a limited factor in access or management.
Agricultural Land Status	No	The agricultural land within the area to be enhanced is listed under the Agricultural Land Classification system as Grade 3. This means it is a good to moderate quality.

[1] Envance (2026). Preliminary Ecological Appraisal – Glebe Farm Foods.

Factor	Relevant?*	Explanation
Soils and Substrates	No	No modification of the soil or substrate is proposed as a part of these works. Only enhancement of existing habitat is proposed.
Hydrology and Drainage	No	There will be more water shedding due to concrete and the building itself rather than percolating into the soil substrate and bedrock beneath, the water is likely to go across the yard and into the river north of the Site but not enough to cause substantial impacts to ecology -see overland flow pathways by the EA[2].
Flood Risk Zones	No	The Site is within Flood Zone 1, which has an extremely low risk of flooding.
Landscape Character and Designations	No	The Site is located within National Character Area 88 - Bedfordshire and Cambridgeshire Claylands - National Character Area Profiles. Proposed habitat interventions are for enhancement only and are therefore unlikely to have any significant impact on this. The Site is not within any other landscape designation.
Historic Land Use	No	The Site is a former golf course that has since already developed a range of semi-natural habitat types. It is not anticipated that former land use will significantly impact the proposed habitat interventions.
Historic Environment and Earth Heritage	No	No significant heritage features are present within the Target Areas[3]

**Relevance in this context refers to whether the considered environmental factor is expected to interact with, or be affected by, the planned interventions.*

2.1.3 The most recent baseline habitat survey of the Site was undertaken in March 2026 using a combination of field surveys and desk-based assessments. The full methodology used is provided within the Biodiversity Gain Plan (Envance 2026). The baseline biodiversity value for the Site has been calculated as:

- 1.95 Area-based Habitat Units (HU)

[2] https://www.data.gov.uk/dataset/c9dd994d-9649-4041-96d4-cdc0f1a53152/overland-flow-pathways
[3] https://historicengland.org.uk/

3. Management

3.1 Aims and Objectives

3.1.1 The aim for the habitat management of this Site is to generate biodiversity units through enhancing habitat areas already existing within the Site boundary and a habitat area off-site, also owned by Glebe Farm Foods. Both on-site and off-site habitat enhancement has been chosen due to the inability to create enough units for the proposed development on Site and the poor condition of habitats on Site currently; modified grassland and other neutral grassland (both in poor condition), and developed land; sealed surface which does not hold a condition. The cropland within the off-site area also does not hold a condition.

3.1.2 Enhancement of existing habitats is considered to be a lower risk strategy in comparison to creation of a new habitat, which is anticipated to have a positive impact on the site overall, thereby providing ample ecological niches for a wide range of local species.

3.2 Design Principles

3.2.1 The proposed habitat interventions have been determined based on the drivers affecting the current condition of habitats across the Site, and by what can realistically be achieved by management practices in a 30-year timeframe. Considering similar schemes that have been delivered elsewhere, in combination with existing literature and contractor knowledge, it is considered that the management proposed within this plan is achievable, and that the predicted outcomes will be delivered.

3.3 Planned Management

Retained Habitats

3.3.1 On-site modified grassland and off-site cropland will be retained for enhancement purposes only.

Enhanced Habitats

3.3.2 **Table 2** lists the criteria used to assess the condition for the habitat type enhanced. The tables also show which aspects will be targeted for improvement and what actions will be taken to achieve that.

Table 2 – Management Procedures for the Enhancement of Grassland Habitats within the Site

Condition Assessment Criteria		Targeted?	Management Procedures
A	Good example of habitat type	Y	Grassland should be subject to twice annual cut and collect operation, whereby all arisings are removed. This should be done in July and Late September/Early October. This should be done in sections over multiple weeks rather than all at once. Each year, a different section (approximately 20%) of the grassland should be allowed to remain. An appropriate seed mix must be used to ensure suitable species are present (see condition F).
B	Varying sward heights	Y	Each year, a different section (approximately 20%) of the grassland should be consistently cut to below 7cm to allow for a variety of sward heights.
C	Bare ground	Y	In areas of short sward heights, a small area (1% of the total grassland area) of the ground should be made bare and maintained throughout the year.
D	Bracken and scrub cover	Y	During annual mowing and regular mowing, any bracken and encroaching scrub should be removed;
E	Sub-optimal species	Y	No damage (storage of equipment, damaging levels of access, excessive grazing) is allowed within the grassland.

Condition Assessment Criteria		Targeted?	Management Procedures
			Where present, any invasive non-native plant species (as listed on Schedule 9 of the Wildlife and Countryside Act) should be removed as soon as feasibly possible, with annual monitoring to ensure no recolonisation. During the initial spring growth of species, species indicative of sub-optimal condition (including but not limited to thistles, docks, nettle, creeping buttercup, etc) should be removed by targeted intervention. If an area of these species is observed, this area should be cut in spring and ideally maintained as one of the 'short' areas during the year of observation.
F	Species per m^2	Y	Where areas of low species diversity are identified, or where a small number of species are dominant, this area should be cut short with all arisings removed. Then, a species-rich meadow seed mixture should be sown according to manufacturer specifications. The recommended mix is EM2 Standard General Purpose Meadow Mixture, which will provide the minimum number of species per m2 while also ensuring suitable species are present**.** Please note that if thus mix is not available, an alternative mix can be used if agreed in writing by a professional ecologist. If there are specific management recommendations for initial years of the chosen seed mix, these should be followed to their completion before implementing the below.

3.4 Delivery Risks

3.4.1 **Table 3** identifies the potential risks of failure associated with the proposed habitat interventions. These are pre-emptive risks for the delivery of habitat retention, enhancement and creation within the Target Areas. Whilst care has been taken to include all reasonable risks in relation to these, it is not an exhaustive list and any failures in delivery not identified here should be remediated as part of ongoing management.

Table 3 – Potential Risks for the Delivery of Habitat Interventions

Intervention type	Risk factor	Remedial measures
Enhancement	Grassland becomes flush with species indictive of sub-optimal species.	Introduce an additional spring cut and collect operation to reduce the amount of sub-optimal species.
Enhancement	Grassland does not develop species-rich sward.	Central sections of the grassland to be subject to additional meadow seed mix planting in line with measures detailed in the criteria F section of **Table 2.** To continue each year (on different areas) until at least 10 species pr m2 is observed.

4. Post Intervention Biodiversity Value

4.1.1 **Table 4** provides a summary of the area of each habitat type that will be enhanced as a result of the meeting the objectives within this HMMP. Full calculations of the biodiversity value, Biodiversity Unit generation and detailed maps are provided in the Biodiversity Gain Plan (Envance 2026).

Table 4 – Post-intervention Area-based Habitats, Condition and areas

Baseline Habitat Type	Intervention Action	Habitat Distinctiveness	Target Habitat Type	Target Condition	Strategic Significance	Approx. Area (ha)
Modified grassland	Enhancement	Low	Other neutral grassland	Moderate	Low	0.23
Cropland	Enhancement	Low	Other neutral grassland	Moderate	Low	0.27
					Total	**0.50**

5. Monitoring

5.1.1 Monitoring the effectiveness of the management interventions is essential to the delivery of the habitat banks. **Table 5** provides details of the monitoring required to ensure adaptive management is possible. Table A1.1 (Appendix 1) details the long term monitoring plan.

Table 5 – Monitoring Methods for the proposed Habitat Interventions

Monitoring Task	Monitoring Methods	Monitoring Interval	Responsible body
Site walkover	A visual assessment of all habitats across the Site to check the indicative condition of habitats and observe any changes such as pollution sources or failed plantings.	Annual	Glebe Farm Foods
Management plan review	The year that this review takes place, the Site walkover should be undertaken by a suitably experienced ecologist. Based on the results of this walkover, and previous results, the current effectiveness of the management plan will be reviewed by the suitably experienced ecologist, and amended if required.	Year 1, 3, 5, 10, 15, 20 and 30.	Glebe Farm Foods

Reporting

5.1.2 Monitoring reports will be submitted to the appropriate body at year 1, 3, 5, 10, 15 20 and 30. Glebe Farm Foods will be responsible for the commissioning and review of these reports. Year 1 begins following the completion of initial habitat works (to be agreed with the responsible body). The monitoring reports will include the following:

- **Methodology** – This will detail the methods of monitoring used including timings and any limitations to assessment.
- **Assessment Results –** Each targeted criterion and management action will be assessed to check for progress to passing of the criterion, and effectiveness and technique of current management.
- **Progress Review** – This will detail the current progress and if there are any issues or additional delivery risks identified.
- **Recommended Actions –** This will detail additional remedial actions that are required following the results of the monitoring.

5.2 Adaptive Management

5.2.1 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.

5.2.2 Following the preparation of each monitoring report, this management plan should be reviewed and updated with any additional remedial actions. Glebe Farm Foods will be responsible for the review of this document during each monitoring interval and will be responsible for ensuring that additional actions are implemented as required.

6. References

DEFRA (2024) *Statutory Biodiversity Metric.* Available at https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Rodwell, J.S. (2006). *National Vegetation Classification: Users' Handbook*. Joint Nature Conservation Committee, Peterborough.

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

Figure 1 – Baseline habitat map

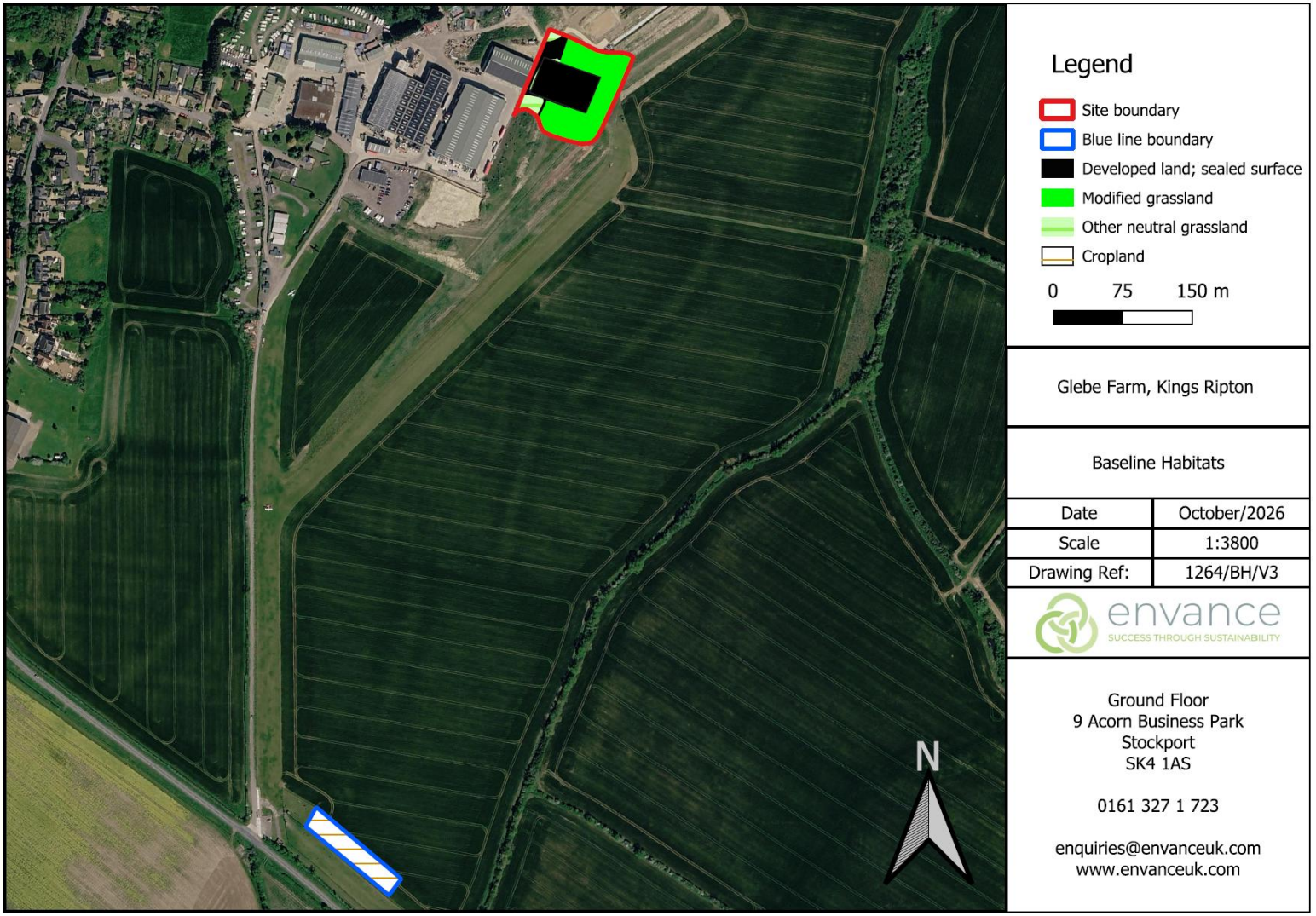
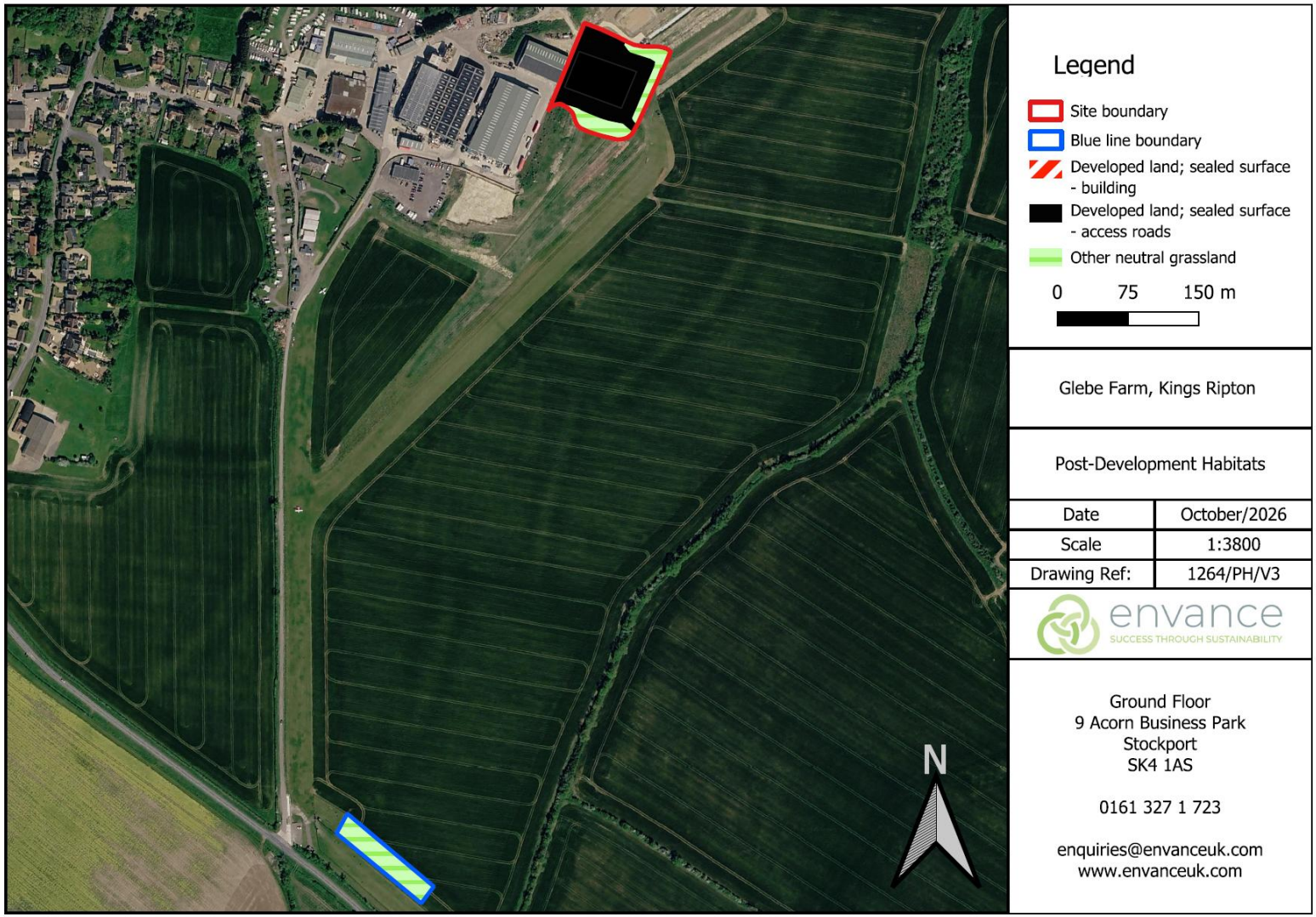


Figure 2 – Post development habitat map



Appendix 1. Management and Monitoring Schedule

Table A1.1 – Management and Monitoring for Habitat Enhancement of Grassland Areas

<table>
<tr><th rowspan="2">Year</th><th colspan="2">Management Scenario</th></tr>
<tr><th>Expected Outcome</th><th>Further Action Required</th></tr>
<tr><td>1</td><td>• Scattered scrub, bracken and species indicative of sub-optimal condition reduced.
• Diverse sward heights established.</td><td rowspan="6">• Seeding of low diversity areas with species-rich meadow seed mix as required.
• Further management of sub-optimal and invasive species as required.
• Additional management of scrub and bracken as required.</td></tr>
<tr><td>5</td><td>• Increased species diversity forming, including forbs – grassland indicator species becoming evident.
• Sub-optimal species further reduced</td></tr>
<tr><td>10</td><td>• Further increase in sward diversity – Grassland indicator species frequent throughout sward.
• Sub-optimal species further reduced.

Moderate condition achieved</td></tr>
<tr><td>15</td><td rowspan="3">• Moderate species diversity maintained.
• Sub-optimal species maintained at less than 5% cover.
• Scattered scrub and bracken maintained at less than 20% cover.</td></tr>
<tr><td>20</td></tr>
<tr><td>30</td></tr>
</table>

Appendix 2. Photographs

Photograph 1 – Modified grassland



Photograph 2 – Other neutral grassland and developed land; sealed surface



Photograph 3 - Cropland

