

Habitat Management and Monitoring Plan

For use with

Small Sites Metric

(Statutory Biodiversity Metric)

Site Name:	Toad Hall Farm, Thurgoland Hall Lane, Thurgoland, Sheffield. S35 7BB
Date:	30 th January 2026
Version:	V1
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.

Author: Dianne Brown
AssocRICS

Client: W Watts



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
V1	30/01/2026	Bagshaws LLP	DEB

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01
Dianne Brown AssocRICS Bagshaws LLP Vine House Ashbourne Derbyshire DE6 1AE

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	Erection of agricultural building to incorporate a milking parlour, dairy and farm office and milk silo
Development Name and Address	Toad Hall Farm, Thurgoland Hall Lane, Thurgoland, Sheffield. S35 7BB
Author	Dianne Brown – Bagshaws LLP
Landowner	W Watts
Land Management Organisation	W Watts
Period covered by this management plan	30 years
Planning authority	Barnsley Metropolitan Borough Council
Planning reference	2025/0824
Central OS grid reference	X: 429384 Y: 401583
Total Site Area	5179.3m ²

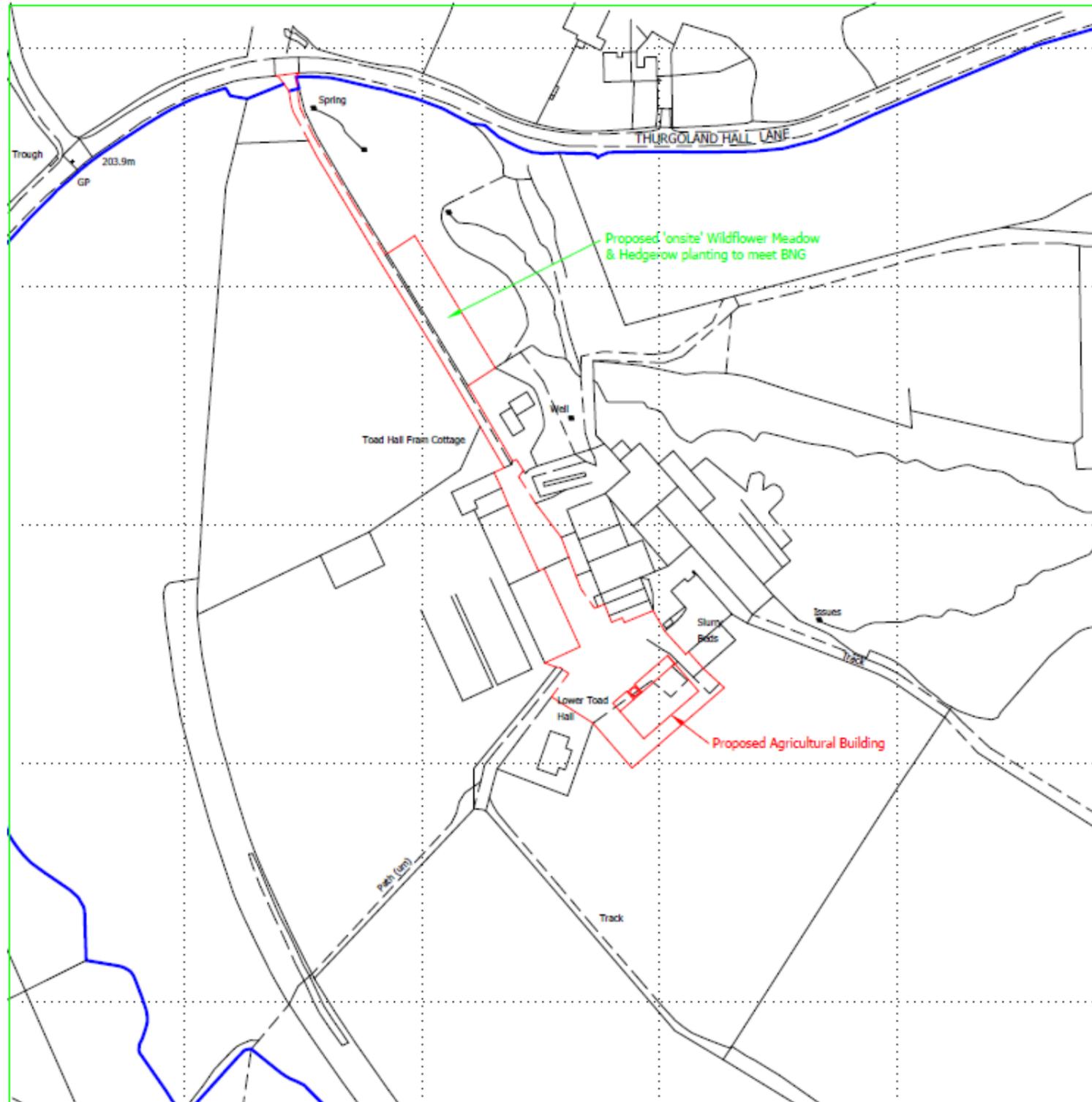
Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
Condition 5 – The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority.

Roles and Responsibilities

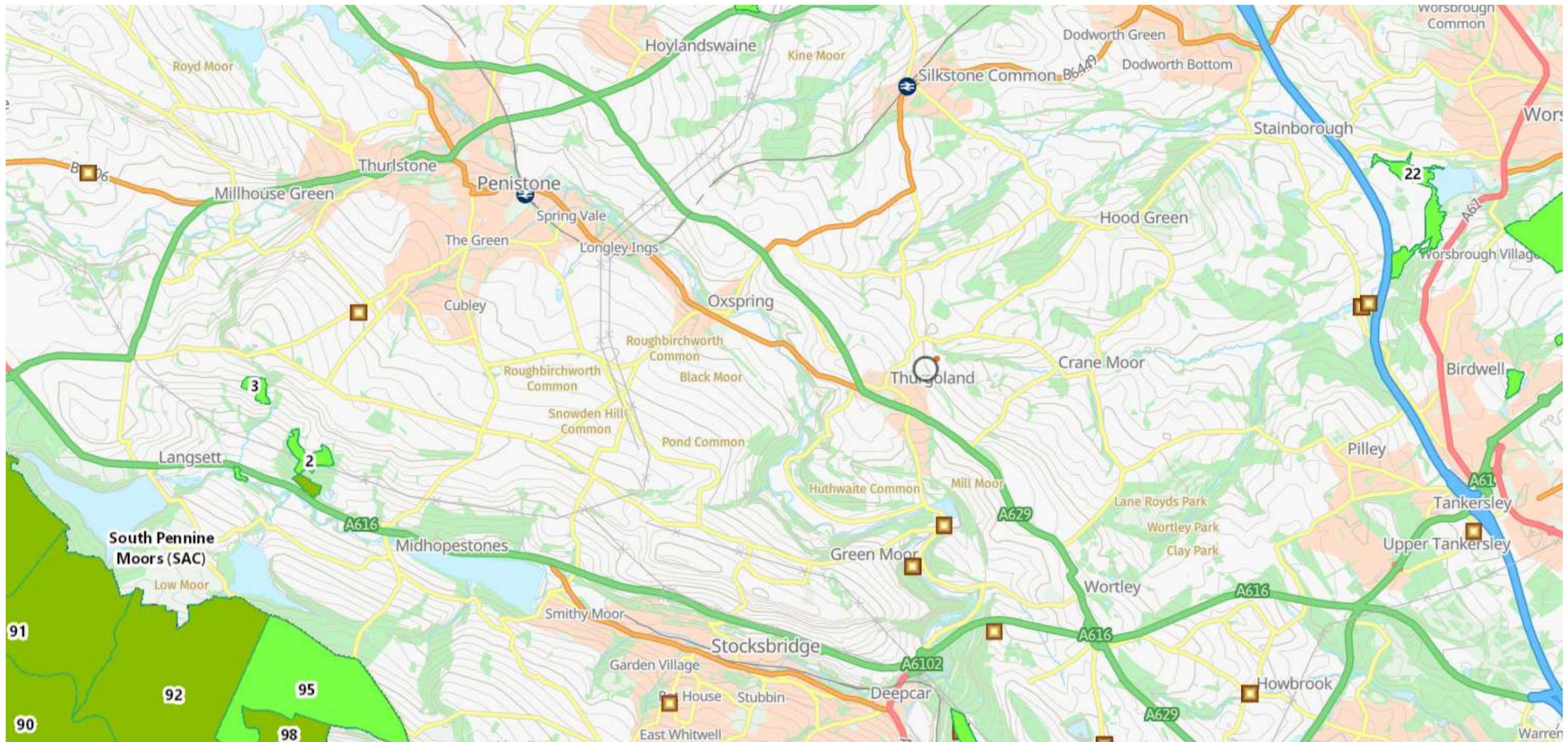
Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

Author Responsible for Preparing HMMP SM-B03				
Name or Initials / Role		Dianne Brown AssocRICS / Planning Surveyor		
Organisation		Bagshaws LLP		
Responsibility	Start Date	See GOV.UK Guidance	End Date	30.04.26
	30/01/2026			
Statement of Competency				
Dianne Brown AssocRICS – Planning Surveyor Author's responsibility ends on approval of the Discharge of Conditions and responsibility is handed over to W Watts to undertake the proposed planting.				
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04				
Name or Initials / Role		W Watts		
Organisation				
Responsibility	Start Date TBC	See GOV.UK Guidance	End Date	TBC
Statement of Competency				
Overall responsibility for implementing the HMMP over the 30 year HMMP management period.				



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

Agricultural grassland and bare land/compacted earth used for grazing livestock, vehicle storage and movements

Description of Site Use - Proposed SM-B06

Agricultural building to incorporate a milking parlour, dairy and farm office and proposed milk silo

Site Photos SM-F03

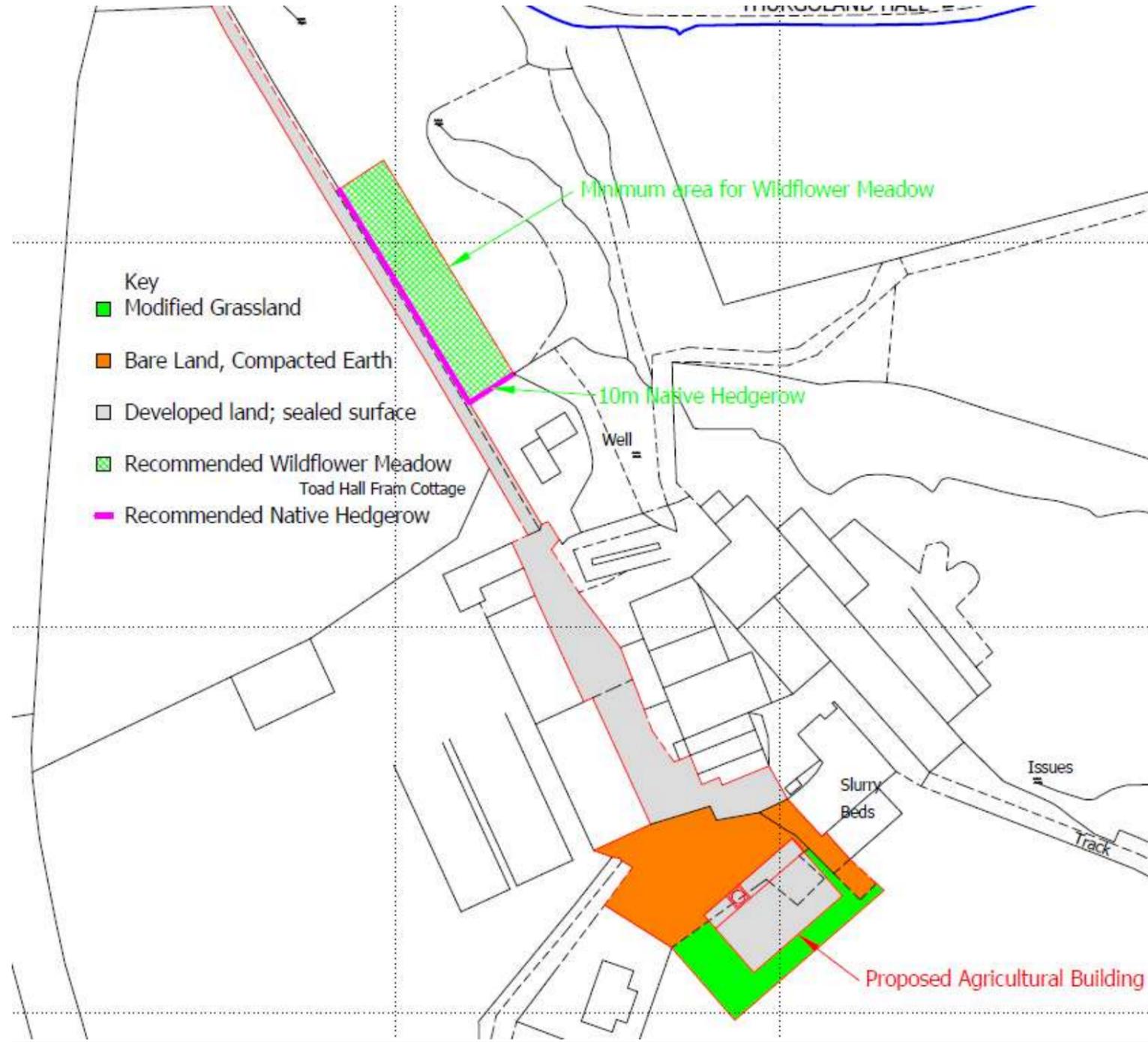
Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan. Tick if additional photographs are provided in the Appendices Reference: [Click or tap here to enter text.](#)



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.



2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

Aim: To enhance habitat and planting

Objective 1: To ensure the created habitats achieve the target conditions set out in the accompanying Biodiversity Metric; and

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

The area of grassland removed to erect the building will be compensated through an area of onsite modified grassland to become a Wildflower Meadow and the planting of an additional 10m hedgerow to provide a 13.86% Net Gain in Area Habitat

Retained and Enhanced Habitats Protection Measures SM-B08

Any planting will be fenced from livestock.

Future monitoring of the health of the hedgerow, Wildflower Meadow and grassland will be the responsibility of the applicant W Watts and any subsequent owners for the 30 year period of the management plan.

Summary of Adaptive Management Approaches SM-B09

It is not anticipated that the site circumstances will change substantially to warrant an adaptive management approach.

Habitat Management Proposals

Habitat Baseline Description SM-B10

Modified grassland and bare ground

Retained Habitats SM-B11

The area of grassland surrounding the building will be retained

Enhanced Habitats SM-B12

Two bat boxes and One Swift/Swallow bird box to be installed
Existing area of onsite modified grassland to become a Wildflower Meadow.

Created Habitats SM-B13

10m hedgerow to be planted

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
Provide the specific habitat type here i.e. other neutral grassland	Provide the target condition here.		<p>Use this space to provide the site-specific measures planned for the retained, enhanced and created habitats and/or management prescriptions to be undertaken for each habitat, hedgerow or watercourse. Provide prescriptions detailing how each measure will be carried out to achieve the target habitat and condition.</p> <p>The Habitat Guide indicates target habitat type and condition outcomes for a range of habitats appropriate for the SSM calculation tool. It does not provide detailed prescriptions. Use the target descriptions to prepare your own site-specific prescriptions.</p> <p>Provide details of when the work will be done, time of year and locations for each of your prescriptions to aid in on-the-ground delivery of the measures detailed.</p>
Wildflower Meadow	Good		<p>Recommended species –</p> <p>Wildflowers total 20%; Borage (<i>Borago officinalis</i>) 1.4%, corn poppy (<i>Papaver Rhoeas</i>) 2.0%, cornflower (<i>Centaurea Cyanus</i>) 1.6%, lesser knapweed (<i>Centaurea nigra</i>) 0.6%, musk mallow (<i>Malva moschata</i>) 0.4%, ox eye daisy (<i>Leucanthemum Vulgare</i>) 0.6%, red campion (<i>Silene Dioica</i>) 3.0%, ribwort plantain (<i>Plantago lanceolata</i>) 2.4%, salad burnet (<i>Sanguisorba Minor</i>) 3.0%, selfheal (<i>Prunella Vulgaris</i>) 1.0%, white campion (<i>Silene Alba</i>) 2.4%, wild red clover (<i>Trifolium pratense</i>) 1.0%, and yarrow (<i>Archillea millefolium</i>) 0.6%.</p> <p>Grasses total 80%; Chewings fescue (<i>Festuca rubra</i> subsp. <i>Commutata</i>) 24%, common bent (<i>Agrostis capillaris</i>) 4.4%, crested dogs tail (<i>Cynosurus cristatus</i>) 1.6%, slender creeping red fescue (<i>Festuca rubra</i> subsp. <i>Litoralis</i>) 20%, strong creeping red fescue (<i>Festuca rubra</i>) 28%, sweet vernal grass (<i>Anthoxanthum odoratum</i>) 1%, and yellow oat grass (<i>Trisetum flavescens</i>) 1%.</p> <p>Planting</p> <p>To be carried out during May to September</p> <p>Sown at a rate of 4-5 grams per square metre</p> <p>Mowing</p> <p>Autumn cut – cut between the end of August and late November</p> <p>Management of the grassland should avoid mowing of the entire space, to allow patches of taller or rough grassland patches and flowering to take place</p> <p>1st Year Management</p> <p>Apply slow release fertiliser as per manufactures recommendations, annually. Water as necessary, depending on weather conditions, May to August. Replace any failed specimens</p> <p>Year 2 and Subsequent Years to Year 30</p> <p>Management as per year 1: Replace any failed specimens.</p>

Hedgerow	Good	<p>Native hedgerow shrubs selected –</p> <p>50% Hawthorn (<i>Crataegus monogyna</i>)</p> <p>25% Hazel (<i>Corylus avellana</i>)</p> <p>15% Field Maple (<i>Acer campestre</i>)</p> <p>2% holly (<i>Ilex aquifolium</i>)</p> <p>2% wild privet (<i>Ligustrum vulgare</i>)</p> <p>2% guelder rose (<i>Viburnum opulus</i>)</p> <p>2% dog rose (<i>Rosa canina</i>)</p> <p>2% buckthorn (<i>Rhamus frangula</i>)</p> <p>Preparation</p> <p>Minimum topsoil depths of 400mm required.</p> <p>Planting</p> <p>Three plants per metre, planted at 33cm intervals, or at five plants per metre in a staggered double row, with 33cm between each plant along the row and 40cm between the rows.</p> <p>Planting to be carried out between October and April.</p> <p>1st Year Management</p> <p>Hand weed/apply suitable non-selective herbicide to control weeds, twice a year. Apply slow release fertiliser as per manufactures recommendations, annually. Water as necessary, depending on weather conditions, May to August. Replace any failed specimens</p> <p>Year 2 and Subsequent Years to Year 30</p> <p>Prune and repair wounds in accordance with good horticultural/arboricultural practice.</p> <p>Management as per year 1: Replace any failed specimens.</p>
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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
Briefly describe the anticipated risk to delivery of the proposed habitat type and condition.	List the habitat(s), hedgerow or watercourse which could be affected by the risk identified.	Clearly and concisely describe the trigger which will indicate that remedial measures are required.	Describe the remedial measures required. This can be an adaptation to management prescription listed in table SM-T04 or can be specific action to address risk.
Drought	Wildflower Meadow, Hedgerow	Specimens die	Replace dead specimens

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
Provide the specific habitat type here i.e. other neutral grassland	Describe the information that will be captured during your monitoring surveys to assess whether they are being successfully delivered.	Summarise when the monitoring is to be completed. As a minimum, provide target dates for completing any monitoring checks and provide the years that monitoring is to be completed for this particular area habitat, hedgerow or watercourse.
Wildflower Meadow Hedgerow	<p>Along with the requirement for ongoing management of the site, it will also be necessary for the site to be periodically monitored by a suitably qualified person (SQP) or competent person to ensure the proposed habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved the continue to maintain their target condition.</p> <p>Prior to the commencement of monitoring once all habitats have been installed. It will be necessary for the SQP 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 person will report this to the organisation responsible for delivering this HMMP.</p>	<p>Monitoring will commence in Year 1 i.e the year following the initial habitat intervention measures and in the appropriate survey season (April – September).</p> <p>Monitoring will then be required in Years 2, 5, 10, 20 and 30 post intervention. The appointed SQP will perform a condition assessment of the habitats to assess their progress against target conditions. Should habitats appear to be failing or not in their target condition (not anticipated until Year 30), it will be the responsibility of the SQP to report this to the organisation responsible for the delivering the contents of this HMMP. It will then be the responsibility of the applicant W Watts or any subsequent owners to implement the necessary remedial measures</p>

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	W Watts	Organisation Receiving and Responsible for Reviewing Reports	TBC
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Provide an overview of the reporting strategy that will be delivered to the Local Planning Authority or Responsible Body throughout the life of this Habitat Management and Monitoring Plan (HMMP). As a minimum, include the type of reporting that will be submitted, how any updates to this HMMP will be provided, and the regularity that reporting of HMMP updates will be provided.

A 'Monitoring Report Template' has been produced to accompany the main Habitat Management and Monitoring Plan Template. Find all [HMMPT resources here](#). This monitoring report template can be used for reporting on small sites. Alternatively, where a simpler document is considered sufficient, provide a description here of what will be submitted.

For more information on monitoring requirements, review the [Small Sites Metric \(Statutory Biodiversity Metric\) User Guide](#).