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Biodiversity Habitat Management and Monitoring Plan in support of the development proposals at 6 Hamlet Road, Haverhill, CB9 8EE.

On behalf of: Dilloway

Prepared by: Ethan J

Cann Date: 21/05/2026

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# Introduction

A habitat management and monitoring plan (HMMP) is a detailed plan that outlines how the land will be managed over at least 30 years to;

- Create and enhance habitats for biodiversity net gain,
- Manage and monitor the biodiversity net gain.

## **Small Sites Metric HMMP Template**

The small sites metric HMMP Template Habitat Guide-

- The Small Sites Metric HMMPT Habitat Guide provides descriptions of proposed habitat types and conditions allowed in the Small Sites Metric (SSM). The purpose is to assist SSM users, who may not be professional ecologists, in preparing plans for long-term management.

## **Version Control**

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
1	Issued	EJC 21/05/2026	AJC 21/05/2026

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# Project Background

Project type - Residential

Address - 6 Hamlet Road, CB9 8EE, Haverhill

Prepared by (BNG SSM/Plan/Plans) - Ethan J Cann

Landowner - Larry Dilloway

Legal agreement time - 30 years from the date of approval

Planning authority - West Suffolk District Council

Site area - 1098 sqm

## Planning Condition

The application is for the approval of the change of use of the office to residential, with the proposal of two dwellings.

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## Roles and Responsibilities

### **The author is responsible for preparing the HMMP**

Name - Ethan Cann - Planning Technician

Organisation - Planning Direct

### **Landowner/ Management Organisation Responsible for Delivering HMMP**

Name - Larry Dilloway

Direct instructions are to be given to the new homeowner about the management and maintenance of the proposals below.

**EXISTING/PROPOSED: SITE & LOCATION PLANS**  
 Weavers, 6 Hamlet Road, Haverhill, Suffolk, CB9 8EE

**LOCATION PLAN 1:1250**



Ordnance Survey®  
 Ulkmapcentre.com



**EXISTING SITE PLAN 1:500**



**PROPOSED SITE PLAN 1:500**



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TITLE	Existing/Proposed: Site & Location Plans
DATE	12/2020
REV	1
DATE	12/20/20
DRAWN BY	CS
CHECKED BY	JC
CONTACT	enquiries@planningdirect.co.uk

**CLIENT** **PROPERTY**  
**APPLICATION** **REASON**  
 Change of use of office to residential.

<b>REV</b>	1
<b>Site boundary</b>	

**NOTES**  
 • Aerial map shown for reference only, scale is approximate to location plan @1:1250

<b>EXISTING BUILDING AREA</b>	717m <sup>2</sup> approx
<b>EXISTING BUILDING FOOTPRINT</b>	210m <sup>2</sup> approx
<b>PROPOSED BUILDING AREA</b>	2710m <sup>2</sup> approx
<b>PROPOSED BUILDING FOOTPRINT</b>	2017m <sup>2</sup> approx
<b>Site Area</b>	1000m <sup>2</sup> approx

Existing and Proposed Site Plan.

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## Site Photos



*Driveway - Site photo taken on the 13th of May 2026.*



*Office garden area - Site photo taken on the 13th of May 2026.*



*Building including pathway - Site photo taken on the 13th of May 2026.*



*Gravel parking - Site photo taken on the 13th of May 2026.*



*Native hedgerow - Site photo taken on the 13th of May 2026.*

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## Management Plan Aims and Objectives

### Overview of Proposed Habitat Aims and Objectives

The proposed habitat aims to create new areas of vegetated gardens and a new native hedgerow. Existing habitats like vegetated gardens/ native hedgerows and medium trees will be surveyed and checked to maintain the same condition.

### Enhanced Habitat Protection Measures

There are no enhanced habitat protection measures.

## Habitat Management Proposals

### Habitat Baseline Description

The baseline habitats are mostly comprised of developed land; sealed surface, vegetated garden and artificial unvegetated, unsealed surface. The developed land, sealed surface, represents the buildings and driveway on the site. The vegetated garden is shown as an office garden in front of the building. The artificial, unvegetated, unsealed surface is made up of gravel, which is a car park.

There are 2 medium trees which are set in the existing office garden; these are to be retained. 25m of native hedgerow exists on site; this will stay the same throughout the development.

### Enhanced Habitats

There are to be no enhanced habitats or hedgerow habitats on site.

### Created Habitats

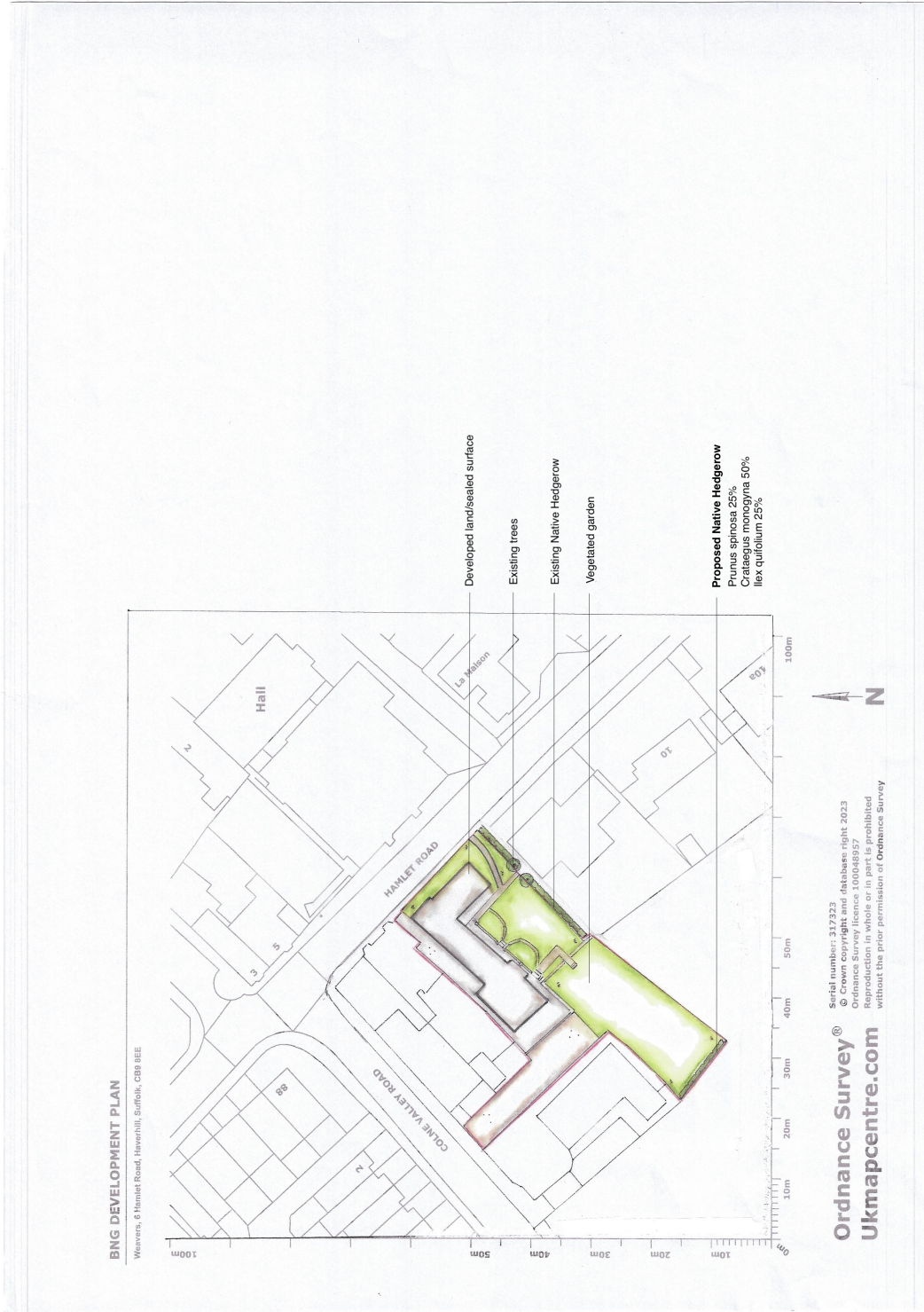
There are to be new areas of vegetated garden accompanying the new proposal. This

will replace the artificial unvegetated, unsealed surface. A new native hedgerow will be placed bordering the new area of vegetated garden. This will be of a moderate condition and will have to meet the required conditions set out in the BNG plan.

## Creation, Enhancement and Management

### Creation, Enhancement and Management Targets and Prescriptions

Habitat	Target Condition	Parcel/ Features Ref	Habitat Creation or Enhancement. and Management Prescriptions
12.80m of Native Hedgerow	Moderate condition	Located on the landscape plan by the area of new vegetated garden.	The hedgerow will be assessed every summer and winter to check whether it has failed 2 of the categories on the hedgerow assessment sheet.



BNG Landscape Plan

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## Risk Register and Proposed Remedial Measures

Human activities could risk the proposed creation and retention. Factors like animals or the weather could cause damage. One way to prevent this is to create awareness of the area of enhancement and signage to accomplish this. Notifying neighbours and new residents also helps create awareness.

Signs will be erected to prevent damage that could be caused. Also, a vocal or written notice can be shown to any residents moving in.

## Biodiversity Enhancement Strategy (bird and bat boxes)

1 x Bird box to be placed.

- House Sparrow Nest Box
- Entrance hole 32 mm diameter.
- Base 150 mm x 120 mm
- Each Side 200 mm x 175 mm
- Front 175 mm x 150 mm
- Back 300 mm x 150 mm
- Roof 300 mm x 150 mm
- Design Specifications taken from the BTO organisation - cutting plan for the House Sparrow nest box.

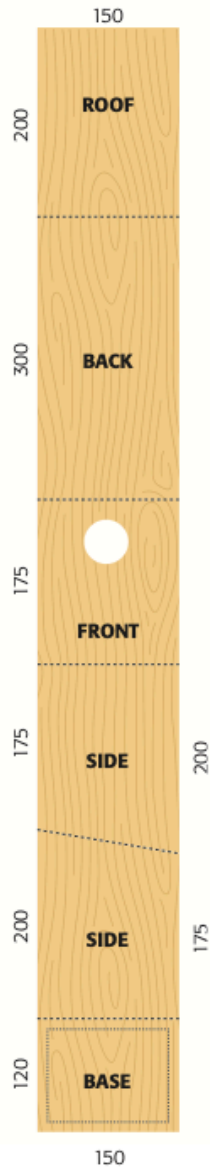
1 x Bat box to be placed.

- Bats do not like draughts; the entrance slit should be no more than 15-20mm wide.
- Screwed firmly onto the tree.
- Width: 170 mm
- Height: 315 mm
- Length: 75mm
- Material: Wood.

To monitor and manage both of these proposed boxes, checks will be conducted every spring and autumn to ensure there is no damage and to verify whether the boxes are housing birds or bats. If damages are present, they will be noted and fixed. Both the bat and the bird box will be illustrated on the proposed plan.

## HOUSE SPARROW NEST BOX – CUTTING PLAN

Plank size c. 150 x 1170 mm  
All measurements are in mm



**WEATHERPROOFING**  
Weatherproof the roof with water-based preservative and ensure it overlaps the front of the box to stop rain reaching the entrance hole.

32 mm diameter entrance hole for House Sparrow



**ROOF JOINT**  
To minimise the risk of rain entering the back of the box it is worth cutting a groove into the back plate to accommodate the back edge of the roof.

**OPENING ROOF**  
Fit a rubber hinge so that the roof can be lifted easily for cleaning and nest monitoring. Find our more about the BTO Nest Record Scheme on our website [www.bto.org](http://www.bto.org)

**ALTERNATIVE DESIGN**  
An alternative to the traditional round entrance hole is a simple triangular opening on the side of the box. Overhang the roof if you adopt this approach.

Get more information from our book 'Nestboxes: your complete guide'. Available from [www.bto.org](http://www.bto.org)



### House Sparrow *Passer domesticus*

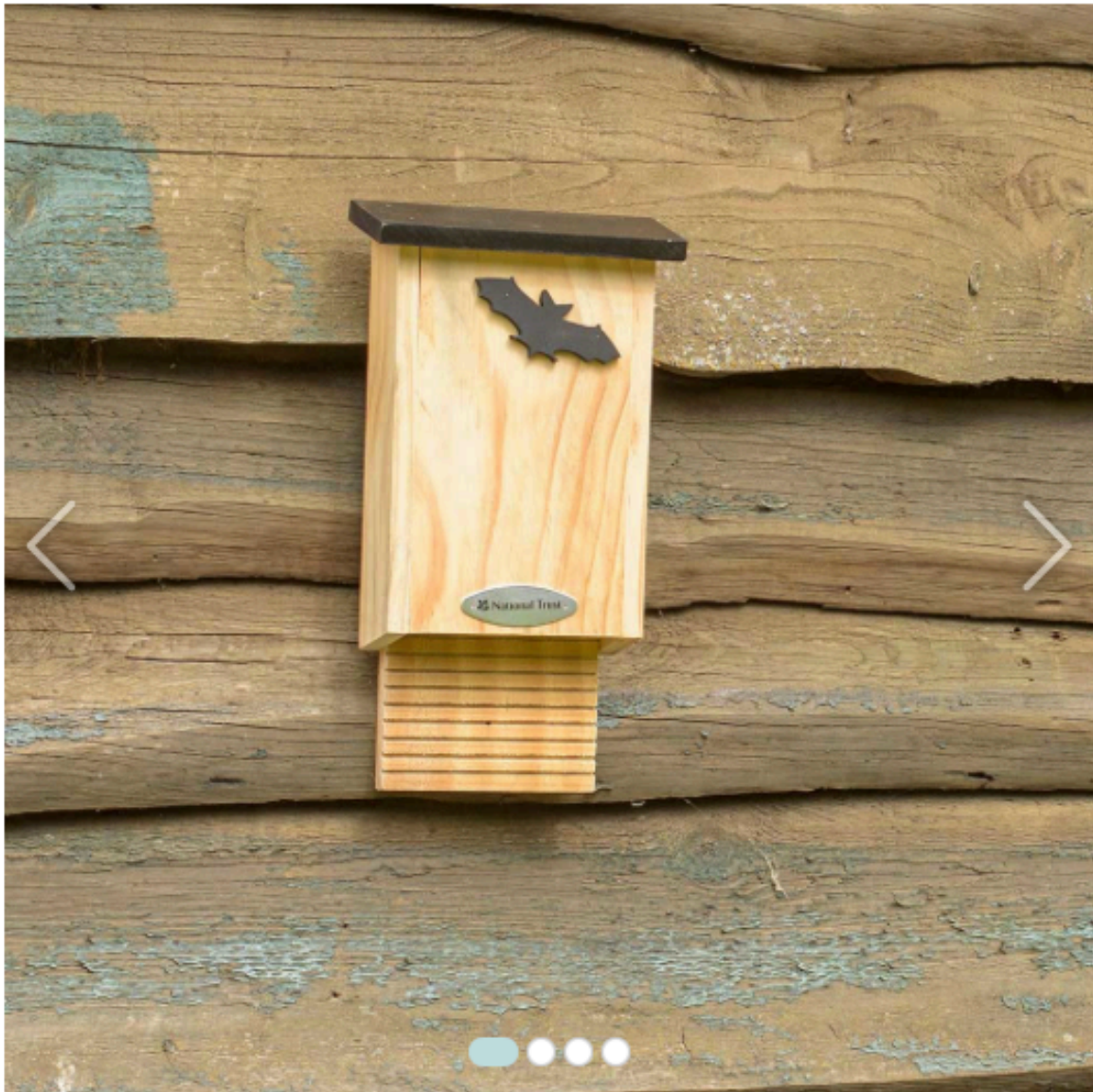
Clutch size: 4–5 eggs  
Incubation: c.12 days  
Chicks fledge at: 14–15 days  
Broods: 2–3 per year

Seasonality of nests with eggs (E) and young (y), derived from Nest Record Scheme data.

	J	F	M	A	M	J	J	A	S	O	N	D
E												
Y												

Cover photograph: John Harding / BTO; design artwork: Nigel Hawtin

House Sparrow Nest Box taken from BTO Website.



*Natural Trust Glamis Bat Box.*

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# Monitoring

## Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-site

The monitoring strategy for the proposed enhanced habitat will be recorded through a range of photos and visits to show that the proposed enhancement has been met. The photos and visits will be recorded and then checked to see whether the proposed condition is met.

Habitat Type	Monitoring Methods	Monitoring interval and timing
Vegetated Garden	N/A	N/A
Native hedgerows	Frequent monitoring, pruning and assessing whether there is a variety of native species.	Years 1, 3, 5, 10, 15, 25 and 30.

## Monitoring Reporting

The new homeowners, under the notice from, will write a letter to the planning authority in Year 1, 3, 5, 10, 15, 25 and 30 following the summer survey. This will attest to the continued use of the tree and native hedgerows in the condition set out in the biodiversity net gain plan. The report will follow the government templates for recording where available.