Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Content Farm Habitat Bank
Date:	12/11/2025
Version:	F

Author:

Client:

Contents

Version Control

The 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 altered throughout the management and monitoring period.

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Document Details

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Authorship Details
Completed by James Faulconbridge, BSc (Hons), MRes, MCIEEM trading as IOS Ecology, St Martin's Vineyard, Higher Town, St Martin's, Isles of Scilly, TR25 0QL.

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Habitat Bank (off-site)
Development Name and Address	N/A
BNG Project Name and Address	Content Farm Habitat Bank, St Mary's, Isles of Scilly
Author Organisation	IOS Ecology
Landowner	Duchy of Cornwall
Land Manager	Duchy of Cornwall — day-to-day management to be delegated to appointed contractors (TBC)
Responsible person/organisation for creating or enhancing the habitat	Duchy of Cornwall (with appointed contractors)
Period covered by this management plan	30 years from plan commencement; first formal review at Year 5
Planning authority	Council of the Isles of Scilly
Planning reference (if applicable)	N/A (none required at present)
BNG register reference (if applicable)	N/A (application following S106 agreement)
Central OS grid reference	SV 91484 11940
Metric revision/title	Statutory Biodiversity Metric 4.0 (Rev C)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Retain and enhance from Poor to Moderate condition the existing elm-dominated woodland and mixed scrub.

Convert grassland from 'Other neutral grassland' to 'Species-rich lowland meadow' and enhance condition from Poor to Moderate.

Create new species-rich native hedgerows with trees whilst retaining and protecting existing boundary tree-lines.

Timescales for Actions PB-B03

- Year 0 – initial thinning, meadow sward-strip, hedge planting.
- Years 1-5 – establishment works; annual monitoring.
- Years 5, 10, 15, 20, 30 – formal condition audits.

Monitoring Requirements PB-B04

Annual visits for the first three years, then at Years 5, 10, 15, 20 & 30.

Required Consents and Licences PB-B05

Forestry Act felling licence (if >5 m³ timber/quarter removed)

S106 covenant securing 30-year delivery (see PB-B07).

Funding PB-B06

Up-front capital and 30-year management funded by the Duchy of Cornwall; recouped through sale of habitat-bank biodiversity units

Legal Agreement PB-B07

Section 106 agreement between Duchy of Cornwall and Council of the Isles of Scilly to secure long-term management and monitoring obligations.

Site Boundary Plan PB-F01

Site Context Plan PB-F02

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☒ No: ☐**

Phase 1 – Grassland Establishment (July 2025 – March 2026).
Remove existing sward, create bare ground, sow the species-rich seed-mix, then undertake first-year after-care (summer and winter cuts plus weed control).

Phase 2 – Hedgerow Creation (November 2025 – March 2026, with infill planting of failed saplings in November 2026 – March 2027).
Plant all new species-rich hedgerows with guards and mulch; replace any failed plants the following winter.

Phase 3 – Woodland and Scrub Enhancement (November 2025 – March 2027).
Carry out two winters of selective thinning, tree planting; dead-wood creation and bat-box installation to move the elm woodland towards Moderate condition.

Phase 4 – Long-term Management (April 2028 onwards).
Switch meadows to the routine hay-cut / aftermath-graze regime, repeat hedge maintenance and woodland interventions on a five-year cycle through to Year 30.

Progress will be logged in quarterly site diaries during Years 0-3 and reviewed at formal condition audits in Years 1, 2, 3, 5, 10, 15, 20 and 30.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		James Faulconbridge MCIEEM		
Organisation		IOS Ecology		
Responsibility	Start Date:	28/4/25	End Date:	-
Produce HMMP; annual audits; adaptive-management advice				
Statement of Competency				
James Faulconbridge BSc (Hons), MRes, MCIEEM is a Full Member of the Chartered Institute of Ecology and Environmental Management with over 15 years' professional experience delivering habitat surveys, management and enhancement strategies. He has attended various Biodiversity Net Gain training and information sharing events and symposia. He is based on the Isles of Scilly and has a good broad-scale understanding of the unique island habitats and ecosystems.				

Landowner or Land Manager PB-B10				
Name or Initials		JC & TD, Duchy of Cornwall, Isles of Scilly		
Organisation		Duchy of Cornwall		
Responsibility	Start Date:	Existing ownership	End Date:	28/4/55
Legal ownership; fund & procure works				
Statement of Competency				
The Duchy of Cornwall is a 53,000-hectare rural estate with a long record of sustainable land stewardship, running landscape-scale conservation and biodiversity-net-gain projects across the Isles of Scilly. Current initiatives on St Mary's include the "Small is Beautiful" Landscape Recovery project. The Duchy's team therefore holds proven expertise in habitat restoration, long-term agri-environment funding, contractor oversight and compliance monitoring – providing the requisite skills and resources to implement and maintain the Content Farm Habitat Bank for the full 30-year term.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		JC & TD, Duchy of Cornwall, Isles of Scilly		
Organisation		Duchy of Cornwall		
Responsibility	Start Date:	28/4/25	End Date:	28/4/55
Implementation of the actions within the HMMP working alongside the Ecologist – this will involve instructing and overseeing appropriate local contractors to undertake the work.				
Statement of Competency				
See above (PB-B10)				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Council of the Isles of Scilly		
Organisation		Council of the Isles of Scilly		
Responsibility	Start Date:	28/4/25	End Date:	-
Review of HMMP in support of S106 application; long-term enforcement of 30 year covenant.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The 1.63-hectare site occupies former agricultural land at Content Farm on St Mary's. Historic field boundaries of mature elm now enclose a dense secondary elm woodland (0.35 ha) and an adjacent block of mixed elm/bramble scrub with remnant grassland glades (0.13 ha) with 1.1 ha representing heavily grazed neutral grassland used intermittently for horse pasture. Minor areas of bracken and introduced scrub account for the remaining area. A Cornish-hedge earth-bank, a stone-lined but now defunct stock-watering pond and outgrown elm shelterbelts represent historical elements of the land's farming history.

Overview of Proposed Site Use PB-B14

Over the next 30 years the land will operate as a habitat bank, with priority given to supplying BNG units to developments in the Isles of Scilly. Where local demand is met or unavailable, units may also be supplied to other qualifying developments in accordance with relevant regulations. All agricultural production will cease and the holding will be secured for conservation use under a Section 106 agreement. Works include:

(i) raising the elm woodland and mixed scrub blocks to Moderate condition through selective thinning, dead-wood creation and invasive-species control;

(ii) converting 1.1 ha of pasture to a species-rich lowland hay-meadow and raising condition to Moderate; and

(iii) Planting c. 250 m of species-rich native hedgerow with trees to reinforce ecological connectivity.

Day-to-day management will follow the habitat-specific prescriptions set out in this HMMP and the accompanying Management Plan document which provides further detail. The site will remain closed to public access except for pre-arranged monitoring visits by the Duchy of Cornwall, the project ecologist and the Council of the Isles of Scilly.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices ☒ Reference: Appendix 2.

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	5x sites within 1km of the Habitat Bank; no direct or indirect impacts identified
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Bat roost potential and breeding-bird use noted
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	Schedule 9: Three-cornered leek, Montbretia.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	No species or designated sites of significance to the development of proposals
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	BNG Baseline & Proposals - Content Farm Habitat Bank, St Mary's, Isles Of Scilly. IOS Ecology – 16th October, 2024
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No current or proposed public access
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Designs are relevant to the local climate and the prevailing Scillonian weather is taken into account when designing and phasing establishment in particular.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☒	Soil nutrient testing completed – identification of elevated P/K level in the grassland field determined conversion technique to remove topsoil.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No changes to overall land use is proposed – enhancement of existing habitats through condition or distinctiveness is targeted.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

I am unable to paste the relevant information in here without the table above glitching and losing its formatting – I have therefore pasted this information in as Appendix 1 at the end.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The aims and objectives of the management plan for the Content Farm Habitat Bank are to secure measurable BNG outcomes through targeted habitat creation and enhancement over a 30-year period. The overarching aim is to transform the site from its current condition comprising a mosaic of degraded or species-poor habitats into a functionally interconnected and ecologically valuable habitat mosaic.

Specifically, the management plan aims to:

- elevate the condition of 0.35 ha of elm-dominated secondary woodland from poor to moderate by introducing structural diversity, native species richness, deadwood habitats, and roosting opportunities for bats;
- enhance 0.13 ha of mixed scrub through thinning, invasive species control, and diversification of native shrubs;
- convert 1.1 ha of species-poor, nutrient-enriched grassland into a species-rich lowland hay meadow via native seed sowing, and ongoing hay cut/aftermath grazing; and
- establish approximately 250 m of species-rich hedgerows to reinforce ecological connectivity and landscape structure.

These interventions are guided by good ecological practice, UKHab classification criteria, and Statutory Biodiversity Metric 4.0, with realistic and measurable condition uplift targets that underpin the site's habitat bank functionality.

The plan also incorporates principles of adaptive management, biosecurity, and long-term resilience, and will be delivered under a Section 106 agreement with formal condition audits at Years 5, 10, 15, 20, and 30.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The design of the Content Farm Habitat Bank is underpinned by industry standard ecological and landscape principles that ensure its long-term functionality, deliverability, and alignment with Biodiversity Net Gain (BNG) requirements. Key design principles include:

- maximising the enhancement potential of existing habitats through condition or distinctiveness uplift rather than wholesale replacement;
- focussing on maintaining and enhancing a coherent habitat mosaic of woodland, scrub, meadow and hedgerow that reflects the site's historical landscape structure and supports ecological connectivity at a landscape scale
- selecting interventions that are proportionate, feasible, and tailored to the unique Scillonian context — including the absence of deer and squirrels which would usually affect a woodland restoration proposal;
- ensuring resilience to climate change and plant health threats through increased structural and species diversity, native planting with local provenance, and strict biosecurity measures; and
- enabling adaptive management through phased implementation, clear monitoring feedback loops, and long-term legal and financial mechanisms secured via a Section 106 agreement.

All designs are consistent with Statutory Biodiversity Metric 4.0 and guided by best practice in habitat creation and restoration.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Other Broadleaved Woodland	Other Broadleaved Woodland	HA1	Poor	Moderate	10	≥5 native tree/shrub species; ≥12–20 m³ deadwood; bat boxes installed; invasive species controlled (e.g. karo); structural diversity enhanced	Area Habitat Enhancement
Mixed Scrub	Mixed Scrub	HA2	Poor	Moderate	10	Rotational cutting; native shrub diversity increased; invasive species removed; ground layer partially restored	Area Habitat Enhancement
Other Neutral Grassland	Lowland Meadow	HA3	Poor	Moderate	5	MG5-compliant native seed mix; hay cut/aftermath grazing; sward composition monitored	Area Habitat Enhancement
Bracken Scrub	Species-rich Hedgerow	HA6	N/A (creation)	Moderate	5	≥5 native woody species per 30 m; guards and mulch; no fertiliser/pesticide use; managed via rotational cutting	Linear Habitat Creation. Retention of underlying bracken scrub habitat assumed in the Area habitats calculations in the BNG metric

Habitat and Condition Targets Further Comments

In addition to the Statutory Biodiversity Metric targets, the management plan incorporates several complementary objectives that support broader ecological functionality, long-term resilience, and site integrity. These include:

- maintaining strict biosecurity protocols to prevent the introduction of Dutch elm disease, critical to safeguarding the elm-dominated woodland;
- enhancing habitat suitability for protected species, particularly bats and breeding birds, through installation of roosting features and preservation of existing tree cavities.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

The primary retained habitats are the mature and semi-mature tree lines (TL1, TL2, TL3) located on the western, central, and south-eastern parts of the site. These features are not targeted for enhancement due to their existing moderate condition but require protection and maintenance to prevent degradation over the 30-year plan period.

- **Physical Delineation:** All retained tree lines will be clearly mapped and marked on-site prior to works. Buffer zones will be established to prevent machinery access and trampling, with temporary fencing used during high-impact phases such as grassland soil stripping and hedgerow planting.
- **Avoidance of Disturbance:** No thinning, pruning, or works to retained tree lines will be undertaken except where required for health and safety or to address windthrow risk. Ivy and climbing plants will be retained unless shown to threaten structural stability.
- **Biosecurity Protocols:** No imported soils or plant materials will be placed within retained tree lines. All works will follow biosecurity protocols to avoid introduction of Dutch elm disease or other pathogens.

Specification of Protective Measures to be Used PM-04

This will be determined by the site manager in consultation with the ecologist prior the commencement of works.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.

Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat						
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. **Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	HA3	Strip existing sward, remove arisings, target 70% bare ground, then sow bespoke MG5 / U1 seed mix sourced on-islands or equivalent bespoke mix	Establishment monitoring; infill over-sow any failed patches after first season	Annual late-summer hay cut with arisings removed; aftermath & winter grazing at ≤0.5 LU/ha, stock off by 1 March
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	HA3	—	Mixed aftermath grazing to create appropriate sward heights	Adjust stocking to retain ≥20 % short and ≥20 % tall sward each spring survey
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	HA3	—	Natural hoof action plus rabbit activity expected to meet target; if <1 % or >5 % undertake light harrow or hand-rake patches	Review annually and re-disturb as required (post-hay-cut)
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	HA3	—	Manual removal of bramble, elm suckers and gorse during establishment phase	Annual walk-over and targeted hand-cut; retain ≤2 % scrub for structural diversity
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	HA3	—	Year 1 inspections; eradicate any INNS by hand where practicable; avoid poaching by limiting winter LU	Ongoing annual checks; remedial hand-pull or spot-cut if INNS or poaching detected

F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	Yes	HA3	Sow bespoke MG5 / U1 seed mix sourced on-islands or equivalent bespoke mix	Species richness expected to rise through combination of management prescriptions detailed above; monitor quadrats and review after Year 10	Consider additional seed augmentation if species/m² plateaus at <8 after Year 10

Additional Management Prescriptions (GH-B01)

Timing & protected species
Sward removal and mechanised ground-works will not proceed until a nesting bird survey confirms that no ground-nesting birds are present in the sward. Otherwise works would be delayed until chicks have fledged the nest.

Grazing infrastructure
Temporary electric fencing will be deployed to protect establishing hedgerows and to subdivide fields for rotational aftermath grazing.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Sward removal and ground preparation	HA3	Year 0 – June/July	The existing sward cut to ground level and arisings removed from site; mechanical creation of bare patches targeting 70% of the area.
Green-up & species-rich sowing	HA3	Year 0 – 2–3 weeks post-strip (autumn)	Allow an initial flush of annual weeds, then lightly cultivate and roll. Broadcast a bespoke MG5 / U1 mix (or green-hay equivalent) at 4–5 g m-², mix with sand for even coverage, and roll to ensure seed–soil contact.
Late-summer hay cut	HA3	Annually late July – Sept (from Year 1)	Cut once after seed set; leave arisings 3–5 days to shed seed, then remove. Use a scythe-mower or small tractor with drum/sickle-bar attachment.
Aftermath & winter grazing	HA3	Annually post-hay-cut to end Feb (Years 1-30)	Graze cattle/sheep at 0.2–0.5 LU/ha; remove stock by 1 March. Temporary electric fencing will exclude stock from new hedges.
Scrub, bracken & invasive-species control	HA3	Annual review; works Nov – Feb	Maintain scrub ≤ 2 % and bracken < 20 %. Manually cut bramble, gorse and suckering elm; eradicate three-cornered leek and other Schedule 9 plants where practicable using non-chemical methods.
Bare-ground maintenance	HA3	As required (post-hay-cut)	Aim for 1–5 % bare ground via grazing and natural rabbit activity; if target not met, lightly rake or mechanically disturb selected patches.
Monitoring & adaptive management	HA3	Yr 1: establishment walk-overs; Yrs 1-5: annual 10 × 1 m² NVC quadrats before hay cut; soil P & K tests Yrs 1, 2, 5 then every 5 yrs	Success thresholds: ≥90% vegetation cover (Yr 1); ≥15 vascular spp/m² & ≥4 indicators in ≥50% quadrats (by Yr 10); P & K ≤ Index 1. Failure triggers: Remedial re-sowing, further nutrient removal, or stocking adjustment if thresholds not met.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Common knapweed	*Centaurea nigra*	—	
Bird's-foot trefoil	*Lotus corniculatus*	—	
Oxeye daisy	*Leucanthemum vulgare*	—	
Lady's bedstraw	*Galium verum*	—	
Meadow vetchling	*Lathyrus pratensis*	—	
Glaucous sedge	*Carex flacca*	—	
Carnation sedge	*Carex panicea*	—	
Rough hawkbit	*Leontodon hispidus*	—	
Yarrow	*Achillea millefolium*	—	
Burnet-saxifrage	*Pimpinella saxifraga*	—	
Tormentil	*Potentilla erecta*	—	
Yellow rattle	*Rhinanthus minor*	—	Hemiparasite to suppress grasses;
Common bent	*Agrostis capillaris*	—	
Sweet vernal-grass	*Anthoxanthum odoratum*	—	
Crested dog's-tail	*Cynosurus cristatus*	—	
Red fescue	*Festuca rubra*	—	
Sheep's fescue	*Festuca ovina*	—	
Yorkshire fog	*Holcus lanatus*	—	
Crested hair-grass	*Koeleria macrantha*	—	
Ribwort plantain	*Plantago lanceolata*	—	
Common sorrel	*Rumex acetosa*	—	
Meadow buttercup	*Ranunculus acris*	—	
Cat's-ear	*Hypochaeris radicata*	—	
White clover	*Trifolium repens*	—	
Lesser trefoil	*Trifolium dubium*	—	

Other Supporting Information

Supporting Information (GH-B02)

The species mix has been selected to target a species-rich lowland meadow with MG5/MG6 affinities. It reflects the site's soil conditions, grazing history, and exposure, and includes native species that are already present on the Isles of Scilly and suited to achieving Moderate condition under the Biodiversity Metric 4.0. The only exception to this is the inclusion of yellow rattle which is introduced elsewhere for conservation purposes so would not represent a novel introduction at this stage.

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:						
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes		Whips planted to reach 2–3 m height potential.	Allow free growth; light formative trim only.	Maintain 2–3 m height; cut outside Mar–Sep on 2–3-yr face rotation, disc-cutter not flail.
A2	Width >1.5m average along length.	Yes		Double-row layout, 30–45 cm staggered spacing.	Replace any failures to keep dense profile.	Retain 2–3 m A-shaped width at each scheduled cut.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes		Dense staggered planting + woodchip mulch to suppress weeds.	Light trimming yrs 2-4 to promote bushy growth.	Avoid heavy browsing; monitor and infill gaps if canopy lifts.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes		Even species mix; whips replaced first dormant season if dead.	Ongoing replacement of losses ≤5 % per year.	Annual health check; gaps filled with new whips where required.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: • measured from outer edge of hedgerow, and • is present on one side of the hedge (at least)	Yes		Achieved through land management within the habitat bank.	N/A	N/A
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes		Achieved through management of the adjacent grassland habitats; see above.	N/A	N/A
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on	Yes		Site cleared of karo before planting.	Annual walk-over; remove karo/tree bedstraw mechanically.	Winter inspections; eradicate any re-growth immediately.

	Schedule 9 of WCA) and recently introduced species.					
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes		Plant inside stone walls; install guards where rabbit risk.	Check guards / stakes bi-annually; replace losses.	Cut with low-impact tools; exclude stock during establishment and at cut times.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	Yes (by Yr 30)		Plant 2-3 yr saplings of mixed species every 10 m.	Retain marked saplings uncut; allow to develop.	Avoid cutting leaders; replace failed saplings to maintain staggered age structure.
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes		Stake where necessary; apply guards; no fertiliser expected.	Annual health check yrs 1-4; replace dead trees next season.	Full health survey Yrs 5, 10, 15, 20, 30; remedial action if <95 % healthy.

Additional Management Prescriptions (HD-B01)

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Plant bare-root whips & saplings		Year 0 (Nov–Feb)	Double staggered rows, 30–45 cm spacing; ≥ 7 native shrub spp.; hedgerow trees (2- to 3-yr saplings) at 10 m intervals. Slot-plant; heel-firm.
Mulch & initial weed control		Year 0 then top-up every 6 months, Yrs 1–3	0.5 m wood-chip strip both sides (5–7 cm depth); manual weed removal twice per year; no fertiliser or herbicide.
Watering (establishment)		Apr–Sept, Yrs 0–2 during dry spells	Weekly watering if > 14 days without > 10 mm rain
Stakes, guards, ties		Inspect twice yearly, Yrs 1-4	Adjust, loosen or replace as needed; remove when stems self-supporting.
Replacement planting		Each following planting season, Yrs 1-4	Replace any failures like-for-like to maintain 100 % stocking through Year 4.
Formative trimming		Winters of Yrs 2-4	Light tip-prune (hand-held hedge-cutter) to promote bushy base; do not cut leaders of marked trees.
Routine hedge cutting		Year 5 onward; one face per year on 2–3 yr rotation, outside Mar–Sept	Disc-cutter or hand tools (no flail); maintain 2–3 m height and width; leave at least one section uncut each cycle for flowering/fruiting.
Structural renewal (coppice/laying)		Every 10–15 yrs, outside Mar-Sept	Coppice or lay short sections (< 25 m) to rejuvenate and retain dense base.
Buffer management		Continuous	Maintain ≥ 1 m grass / wildflower margin managed under grassland regime; no cultivation or spray.
Monitoring & thresholds		Survival check twice year, years 1-5; annual thereafter	Targets: 100 % survival years 1–5; ≥ 80 % thereafter; hedgerow-tree health ≥ 95 %. Trigger replacement or remedial action if thresholds not met.
Biosecurity & stock sourcing		At all planting / maintenance events	Plant material sourced from certified pathogen-free nurseries; clean tools, footwear and machinery.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	*Crataegus monogyna*	—	Core shrub
Hazel	*Corylus avellana*	—	Core shrub
Holly	*Ilex aquifolium*	—	Core shrub
Blackthorn	*Prunus spinosa*	—	Core shrub
Elder	*Sambucus nigra*	—	Core shrub
Guelder-rose	*Viburnum opulus*	—	Core shrub
Field maple	*Acer campestre*	—	Hedgerow tree (every ≈10 m)
Wild crab	*Malus sylvestris*	—	Hedgerow tree
Wild cherry	*Prunus avium*	—	Hedgerow tree
Bird cherry	*Prunus padus*	—	Hedgerow tree
Sessile oak	*Quercus petraea*	—	Hedgerow tree
Pedunculate oak	*Quercus robur*	—	Hedgerow tree

Other Supporting Information

Supporting Information (HD-B02)
Species mix derived from list identified as suitable for planting on the Isles of Scilly by the Duchy of Cornwall accounting for native status; climate and biosecurity considerations. Precise planting spec TBC.

Scrub

Creation, Enhancement and Management Summary (SC-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 19. Scrub.

Target Habitat:						
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover).	Yes	HA2	Selectively thin elm to ≤ 75 % cover and open 10 % canopy; plant wild privet, hawthorn, butcher's broom, blackthorn, holly & hazel in gaps	Replace any failed shrubs; monitor species proportions annually	Rotational thin (≈ 5 % area every 7 yrs) to maintain diversity
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	HA2	Remove selected specimens to thin; retain standards at 25 m spacing	Allow natural regeneration; commence 7-yr coppice rotation	Continue 7-yr coppice rotation; retain all deadwood
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	HA2	Hand-remove karo, yucca, hedge bedstraw; excavate montbretia & (if feasible) three-cornered leek; remove roots off-site	Winter walk-over; remove any regrowth by hand	Annual inspection; eradicate INNS immediately
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	HA2	Mark 5 m sinuous ecotone; brush-cut grassland side	Annual adaptive brush-cut to maintain staggered edge	Continue annual cut; adjust line to retain 5m graded edge
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	HA2	Cut 2–3 m wide ride on SE–NW arc through scrub	Re-cut ride margins each winter; keep ≈ 10 % glade/open ground	Annual brush-cut of ride; review glade cover every 5 yrs

Additional Management Prescriptions (SC-B01)

Scrub

Creation, Enhancement and Management Detailed Methods (SC-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant parcels	Timing	Prescriptions
Selective thin & create canopy gaps	HA2	Year 0 (Nov – Feb)	Fell or ring-bark ≈ 10 % of elm stems to reduce dominance to ≤ 75 %; leave standards at 25 m spacing; stack brash in habitat piles and retain all deadwood.
Remove invasive / problem species	HA2	Year 0 (concurrent with thinning)	Cut or hand-pull karo, yucca and hedge bedstraw; all arisings removed off-site. Excavate roots where required.
Gap-plant to increase species mix	HA2	Year 1 (Nov – Feb)	Plant hazel, hawthorn, holly and field maple whips (40 – 60 cm) into canopy gaps at 1.5 m spacing; install rabbit guards and stakes.
Establishment after-care	HA2	Years 1 – 3	Top-up wood-chip mulch annually; inspect guards twice a year; replace failed whips the next planting season
Maintain glades & ride	HA2	Winters of Years 1, 3, 6, etc.	Brush-cut ride margins and scallop glade edges to keep 10 – 15 % open ground
Rotational coppice for structure	HA2	Every 7 yrs from Year 4	Coppice ≈ 5 % of scrub block each cycle; cut between Nov – Feb; leave cut poles on site as habitat piles.
Structural & condition review	HA2	Every 5 yrs	Check age/height classes, glade percentage and INNS status; adapt coppice or planting plan to keep scrub on trajectory to Moderate condition by Year 10.

Scrub Species Lists (SC-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Elm	*Ulmus sp.*	70%	Manage existing
Hawthorn	*Crataegus monogyna*	5%	40–60 cm bare-root whip
Blackthorn	*Prunus spinosa*	5%	40–60 cm bare-root whip
Hazel	*Corylus avellana*	5%	40–60 cm bare-root whip
Holly	*Ilex aquifolium*	5%	40–60 cm pot-grown
Wild privet	*Ligustrum vulgare*	5%	40–60 cm bare-root whip
Butcher’s-broom	*Ruscus aculeatus*	5%	20–40 cm pot-grown, shaded understorey

Other Supporting Information

Supporting Information (SC-B02)

Woodland

Creation, Enhancement and Management Summary (WO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24. Woodland

For each condition row, delete the condition targets that aren't being targeted as necessary.

Target Habitat:							
Condition Assessment Criteria			**Target Score**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	Age distribution of trees	Three age classes present	2	HA1	Selectively thin ≈ 10 % young elm; plant new species	Pollard 2–3 stems to start veteran cohort.	Repeat light thinning every 10 yrs (< 5 % area) to develop ≥ 3 age classes.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	HA1	Isles of Scilly has no deer or squirrels; browsing pressure negligible.	-	-
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	1	HA1	Hand-remove karo & hedge bedstraw; Removal of three-cornered leek is not considered practicable without excessive negative impacts.	Winter walk-over each year; pull any regrowth	Annual winter audit; eradicate new INNS immediately.
		Rhododendron *Rhododendrion ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	HA1	Plant ≥ 5 native spp. (hazel, hawthorn, holly, rowan, sessile oak) as 2-3 yr whips in glades	Replace failed plants next winter to maintain ≥ 5 spp.	-
		Three to four native tree or shrub species found across woodland parcel					
		Two or less native tree or shrub species present across woodland parcel					
E	Cover of native tree	>80% of canopy trees and >80% of understorey shrubs are native	3	HA1		-	

	and shrub species	50 – 80% of canopy trees and 50-80% of understorey shrubs are native			Canopy & understorey already > 80 % native (elm).		Maintain by preventing non-native ingress.
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	3	HA1	New permanent glades not proposed; single narrow ride retained for access.	Keep ride ≤ 5 m wide.	Review at 10 yrs; no further action unless open area < 10 %.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	HA1	See A	Monitor seedling / sapling presence annually.	Maintain canopy gaps; cut sapling thickets only where they hinder planted whips.
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	HA1	Clean tools; source stock from disease-free islands to guard against Dutch elm disease.		Full health survey every 5 yrs; adapt works to findings.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present					
		Greater than 25% tree mortality and or any high risk pest or disease present					
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	HA1	Pilot ground-flora plots only where INNS removed (W11 mix).	-	Review after 5 yrs; expand if feasible
		Recognisable NVC plant community at ground layer present					
		No recognisable NVC plant community at ground layer present.					
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	3	HA1	Thinning + understorey planting deliver shrub, sub-canopy & canopy layers.	Protect developing layers; minimal path clearance only.	Repeat selective thinning every 10 yrs to retain multi-storey structure.
		Two storeys across all survey plots					
		One of less storey across all survey plots					

K	Veteran trees	Two of more veteran per hectare	1	HA1	Not feasible within the 30yr timeframe but management will still identify future veterans; high-pollard 2–3 suitable elms.	Tag and monitor annually; manage competition around chosen stems.	Review cohort every 10 yrs; select additional stems if required.
		One veteran tree per hectare					
		No veteran trees present in woodland					
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	3	HA1	Retain all deadwood arisings; create standing deadwood; create log piles to reach 12–20 m³.	Leave future wind-throws in situ.	Supplement with arisings from each thinning cycle.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	3	HA1	All works by hand; no vehicle access within canopy.	Reinstate any accidental disturbance immediately.	Continue machinery-free regime; annual check for damage.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground					
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground					

Additional Management Prescriptions (WO-B01)

Selective thinning will commence once a felling-licence check is complete and a GLTA has confirmed any trees with potential bat-roost features; all works are scheduled outside the March–September bird-nesting window.

Hand tools only—no vehicles—will operate within the canopy to protect soils and roots.

Bio-security is critical: all incoming planting stock sourced from reliable and reputable stockings to keep Dutch elm disease off the islands.

The initial cut will generate the 12–20 m³ deadwood resource required, with brash and log piles retained on site for invertebrates, and 2–3 high-pollarded elms marked now as future veterans.

Five native under-storey and canopy species (hazel, hawthorn, holly, rowan and sessile oak) will be planted into gaps; failures are replaced the following winter to keep ≥ 5 native species represented.

Progress is reviewed every five years to confirm the stand is on track to reach Moderate condition by Year 10, after which the 10-year selective-thinning cycle, annual INNS audit and bat-box inspections will maintain the target condition.

Woodland

Creation, Enhancement and Management Detailed Methods (WO-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Selective thin & gap creation	HA1	Year 0 (Nov – Feb)	Fell or ring-bark ≈ 10 % young elm stems and ring-bark selected larger stems to open the canopy and leave standing deadwood; stack brash in habitat piles; no vehicle access within canopy.
Remove invasive / problem species	HA1	Year 0 (concurrent)	Hand-remove karo and hedge bedstraw; excavate roots if required
Woodland flora establishment	HA1	Year 0 (following creation of glades)	Introduce small plots (≤50 m²) of native W11 woodland ground flora by plug planting or rhizome transfer. Prioritise glades and ride edges. Use biosecure stock of local provenance only. Monitor annually and expand if establishment successful
Additional planting (native under-storey & canopy)	HA1	Year 1 planting season (Nov – Feb)	Under-plant gaps with hazel, hawthorn, holly, rowan & sessile oak whips; fit spiral guards & stakes.
Establishment after-care	HA1	Years 1 – 3	Inspect guards and stakes twice a year; replace failed plants the next winter; top-up mulch where required; no fertiliser or herbicide.
Veteran tree initiation	HA1	Year 1	High-pollard 2–3 selected mature elms at 4–5 m to begin future veteran cohort; tag stems for exclusion from subsequent cuts.
Deadwood provision	HA1	Year 0 onward	Create and retain standing deadwood; create ≥ 3 log-pile stacks to meet 30–50 m³/ha target.
Rotational selective thinning	HA1	Every 10 yrs from Year 10	Repeat light thinning (≤ 5 % area each cycle) to maintain ≥ 3 age/height classes; leave resulting deadwood in situ.
Tree-health & biosecurity checks	HA1	Before each work phase; full survey every 5 yrs	Source new saplings responsible; carry out GLTA before felling; commission specialist survey if Dutch elm disease suspected.
Invasive-species audit	HA1	Annual (Sept – Oct)	Walk-over survey; remove any new INNS immediately by hand.
Condition review & adaptive management	HA1	Every 5 yrs	Assess progress against metric criteria; adjust thinning, enrichment or INNS measures to keep woodland on trajectory to Moderate condition by Year 10 and maintain thereafter.

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	*Betula pendula*	—	2–3 yr bare-root saplings, canopy layer
Downy birch	*Betula pubescens*	—	As above; tolerant of humid glades
Hawthorn	*Crataegus monogyna*	—	Whip under-storey / gap filler
Beech	*Fagus sylvatica*	—	Occasional canopy tree for structural variety
Sessile oak	*Quercus petraea*	—	Key long-lived canopy species
Pedunculate oak	*Quercus robur*	—	Planted sparingly alongside sessile oak
Rowan	*Sorbus aucuparia*	—	Small canopy / emergent tree; fruit resource
Hazel	*Corylus avellana*	—	Whip under-storey; coppice potential
Holly	*Ilex aquifolium*	—	Shade-tolerant under-storey evergreen

Other Supporting Information

Supporting Information (WO-B02)
Woodland flora trials to use W11 NVC species.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
03/12/2024	Lowland Meadow (HA3)	Poor seed germination or patchy sward establishment	<90% vegetation cover; bare patches >2% contiguous or >10% dispersed in first season	Re-sow with agreed mix; assess soil conditions; introduce light harrowing or seed bed preparation as needed.
03/12/2024	Lowland Meadow (HA3)	Aggressive weed dominance (e.g. docks, nettles)	>10% cover of undesirable species during monthly or annual checks	Targeted manual removal or mowing; maintain hay cut/aftermath grazing regime.
03/12/2024	Lowland Meadow (HA3)	Soil erosion or windblow	>10% bare ground with signs of soil loss during first winter	Use temporary nurse crop; improve surface stability post-storm.
03/12/2024	Species-rich Hedgerow	Whip mortality due to drought or exposure	>15% mortality in Years 1–3	Infill planting or replacement of failed whips in winter; install guards and mulch; supplemental watering during dry spells.
03/12/2024	Species-rich Hedgerow	Invasive woody species colonisation (e.g. karo, bedstraw)	Invasive species presence >5% coverage	Annual mechanical removal; reinforce native dominance; avoid use of herbicides to protect soil health.
03/12/2024	Woodland (HA1)	Low sapling survival in enhancement areas	<80% survival by Year 3	Replant failed specimens in dormant season; check planting depth, mulching and protection measures.
03/12/2024	Woodland/Scrub	Regrowth of invasive non-native species (e.g. montbretia, karo)	Any reappearance detected during winter walkovers	Manual removal; dig out roots; monitor for 3+ years post-removal; dispose of arisings appropriately.
03/12/2024	All habitats	Climate-related weather events (e.g. drought, storm)	Erosion, wind damage, or wilting observed during inspections	Adjust phasing; stabilise soil; instigate watering regime; use temporary cover crop or grass nurse.
03/12/2024	All habitats	Contractor error or non-compliance	Failure to meet scheduled actions; unauthorised access or habitat disturbance	Supervision by land owners and ecologist; document and rectify through site diary audit.
03/12/2024	All habitats	Funding shortfall for long-term management	Inability to finance management years 5–30	Funding secured via S106; capital costs underwritten by habitat bank unit sales; contingency held for remedial work.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
The monitoring strategy for the Content Farm Habitat Bank is designed to track the condition and trajectory of each habitat parcel over the 30-year management period, ensuring that all BNG targets are met and maintained. Monitoring will follow a structured, habitat-specific approach with results used to inform adaptive management actions. Annual monitoring will be undertaken by a suitably qualified ecologist and will include walkover surveys, photographic records, species composition assessments, and condition score reviews using the relevant UKHab and Metric 4.0 condition sheets. The first three years (Years 1–3) will focus on establishment success and early intervention, with formal condition audits conducted in Years 5, 10, 15, 20, and 30 to benchmark progress and confirm compliance with statutory targets. Each habitat type will be assessed according to its bespoke success criteria. Data will be recorded in a standardised format and reported with recommendations for remedial actions if targets are not met. A summary of monitoring results will also inform the five-yearly adaptive management reviews.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Woodland (HA1)	Visual inspection for structural diversity; health checks on planted saplings; deadwood volume estimation; bat box inspection; invasive species walkover; ground flora quadrats	Years 1–3, 5, 10, 15, 20, 30 (spring for flora; winter for INNS); bat boxes annually
Mixed Scrub (HA2)	Visual inspection for vegetation density, presence of ecotones and ride structure; sapling survival and spread; invasive species monitoring	Annually (spring for species diversity; winter for INNS)
Lowland Meadow (HA3)	Quadrat-based botanical survey (10x 1m²); record % cover of wildflowers, grasses, and bare ground; presence of indicator species; soil nutrient testing (P & K); walkover for invasive species	Annually (May–July); soil nutrients in Years 1, 2, 5, 10, 15, 20, 30
Species-Rich Hedgerows	Health checks of planted whips; species composition surveys; visual assessment of shape and structure; walkover for invasive species and browsing signs	Annually in late spring (May–June); additional checks in Years 1–4 post-planting
Retained Tree Lines (TL1–TL3)	Visual inspection for tree health, structural integrity, and signs of physical disturbance or invasive species	Annually (winter walkover)

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Duchy of Cornwall	Council of the Isles of Scilly

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Year 1	October	October	Initial report on creation of grassland, hedgerows, scrub and woodland thinning. Establishment-phase monitoring results and remedial measures if needed.
Year 2	October	October	Follow-up on Year 1 interventions; condition tracking and invasive species checks.
Year 3	October	October	Final establishment-phase report; confirm survival rates and weed control success.
Year 5, 10, 15, 20	October	October	Formal Condition Audits – full habitat condition assessment using Statutory Biodiversity Metric 4.0.
Year 30	October	October	Final Audit – confirmation of maintained condition; site sign-off or transition to extended management phase.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
The management of the Content Farm Habitat Bank will be delivered through an adaptive approach that integrates regular monitoring outcomes with responsive interventions to ensure delivery of BNG targets over the 30-year period. This approach allows for the adjustment of habitat management prescriptions in response to observed ecological conditions, emerging threats, or climate-driven changes. Adaptive management will be guided by the results of annual surveys and five-yearly formal condition audits, as outlined in the monitoring strategy. Where monitoring identifies underperformance (e.g. failure of grassland establishment, poor sapling survival, or invasive species recurrence), specific remedial measures will be triggered, documented, and implemented promptly. All changes to the management regime will be recorded and reviewed as part of the periodic management plan updates in Years 5, 10, 15, 20, and 30. Flexibility is embedded in the plan to accommodate uncertainties such as weather extremes, evolving ecological best practices, or novel threats (e.g. plant pathogens). The plan also allows for experimental measures to be trialled and scaled up based on evidence of success. The adaptive management process will be overseen by a qualified ecologist in collaboration with the landowner ensuring that interventions remain ecologically justified, proportionate, and aligned with statutory metric requirements.

4. Appendix 1 - Baseline and Environmental Information

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Common Pipistrelle Bat	N/A	Widespread on the Isles of Scilly	Roosting potential within woodland	Positive – installation of 5x Kent bat boxes provides new roosting opportunities
Brown Long-eared Bat	N/A	Rare on the islands but present on St Mary's and Tresco	Roosting potential within woodland	Positive – installation of 3x Improved Cavity bat boxes targeted for this species
Breeding Birds (general)	N/A	Protected under the Wildlife and Countryside Act 1981 (nesting birds)	Site-wide presence likely	Positive – enhancement of woodland, scrub and hedgerows will support foraging and nesting habitat

Summary of Protected and Notable Species (BI-B03)

The site is considered likely to support a limited number of protected and notable species. Common pipistrelle and brown long-eared bats may roost within mature elms and other trees in the woodland and along tree lines. Nesting birds are also likely to be present within the woodland, scrub, and hedgerow habitats as well as potentially ground-nesting in the grassland.

St Mary's is not known to support terrestrial species such as reptiles, great crested newts, dormice, badgers, otters or water voles. These species are not considered relevant to the site or to the proposals.

A search of the Isles of Scilly Bat Group records did not identify any roosting bats associated with this site.

A full data search was not considered relevant to these proposals for the following reasons:

- The absence of large numbers of protected species from St Mary's (see above);
- The nature of the project in terms of enhancement rather than development;
- The isolated nature of the Isles of Scilly which minimises the risk of new species establishing;
- The baseline knowledge of natural history and species presence from an island-based ecologist supported by a significant local interest through shared data;
- The use of authoritiative supporting texts such as the Flora of the Isles of Scilly to inform habitat and species presence.

Constraints and Opportunities for Project (BI-B04)

Constraints:

- The potential presence of roosting bats within mature trees and woodland features constrains the timing and method of any thinning or tree works. A Ground-Level Tree Assessment (GLTA) is required prior to any such activity, with further survey or avoidance if potential roost features are identified.
- Nesting birds constrain the timing of vegetation clearance and management, which must avoid the main breeding season (March–September) or be subject to pre-commencement nesting bird checks of relevant habitats.

Opportunities:

- Provision of eight bat boxes (five Kent and three Improved Cavity) will enhance roosting opportunities for pipistrelle and brown long-eared bats, contributing to species conservation.
- Enhancement and creation of scrub, woodland and hedgerows will provide improved nesting, foraging, and cover for breeding birds.
- The absence of other protected terrestrial species reduces the need for additional survey effort, licensing, or mitigation, allowing efficient delivery of habitat enhancement measures.

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	James Faulconbridge
Organisation	IOS Ecology
Survey Date	25 January 2024 and 26 September 2024

Statement of Competency

James Faulconbridge BSc (Hons), MRes, MCIEEM is a Full Member of the Chartered Institute of Ecology and Environmental Management with over 15 years' professional experience delivering habitat surveys, management and enhancement strategies. He has attended various Biodiversity Net Gain training and information sharing events and symposia. He is based on the Isles of Scilly and has a good broad-scale understanding of the unique island habitats and ecosystems.

Survey conditions and limitations

Habitat and condition surveys were undertaken in two phases: an initial walkover in January 2024 and a supplementary visit in September 2024. Together, these timings allowed for assessment across both winter and late summer conditions.

The following limitations were noted:

- three fields had been heavily grazed by horses limiting the ability to fully characterise sward composition and assess species richness.
- several parcels were only surveyed in September 2024 due to a redline amendment. As a result, early spring species - particularly bulbs and annuals such as Bermuda buttercup and three-cornered leek - may have been missed or under-recorded.

These limitations do not affect the broad habitat classification or condition assessments.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

None

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

N/A

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
HA1	Other broadleaved woodland – **WB3**	No	No	Secondary elm copse with dense suckering, limited age/structural diversity, ground layer dominated by three-cornered leek. **Criteria:** A 2, B 3, C 1, D 1, E 3, F 1, G 3, H 3, I 1, J 2, K 1, L 1, M 1 (Total of 23 = Poor)	Poor	0.35
HA2	Mixed scrub – **S1**	No	No	Dense elm/bramble scrub with small grassland glades; single age cohort and INNS present. **Criteria:** A Fail, B Fail, C Fail, D Pass, E Pass (2 / 5 passed)	Poor	0.13
HA3	Other neutral grassland – **G3C**	No	No	Horse-grazed MG5/6-type sward; low herbaceous richness, poached patches, INNS risk. **Criteria:** A Fail, B Pass, C Pass, D Pass, E Fail, F Fail (3 / 6 passed)	Poor	1.1
HA6	Bracken Scrub	No	No	Bracken-dominated sward; no CA	N/A	0.04

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
HA 5	Introduced scrub	No	No	Karo (*Pittosporum crassifolium*) shelter-belt on eastern boundary; occasional bramble and honeysuckle; stone wall on field side. The Statutory BNG metric provides no condition assessment sheet for Introduced Scrub.	N/A	
TL1 – TL3	Tree Line	No	No	Three distinct tree lines comprising semi-mature elm, sycamore, hawthorn, oak, willow and Monterey pine. TL1 is a mature elm-dominated line along a stone wall; TL2 includes elm and sycamore with dense ivy; TL3 is a species mix with some non-natives. All pass 3–4 BNG criteria including native species dominance, canopy continuity, and tree health, but lack consistent veteran features and buffer strips. Not targeted for enhancement due to moderate condition at baseline	Moderate	

Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Area ha

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)

None

Potential Constraints and Opportunities for Project (BI-B08)

None

Baseline Habitats Plan (BI-F02)

Baseline Habitats Photos (BI-F04)

See Appendix 2.

Baseline Distinctiveness and Condition Plan (BI-F03)

HA1 – Other Broadleaf Woodland is Moderate distinctiveness and in Poor condition.

HA2 – Mixed Scrub is Medium distinctiveness and in Poor condition.

HA3 – Other Neutral Grassland is Medium distinctiveness and in Poor condition.

HA5 – Non-native evergreen wind-break (Introduced scrub) is Low distinctiveness and not assessed for condition.

HA6 – Bracken is Low Distinctiveness and not assessed for condition.

HA4 – outside of scope

TL1–3 – Lines of elm trees are Medium distinctiveness and in Moderate condition

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

The 1.63 ha habitat-bank site is freehold property of the Duchy of Cornwall and will remain under their ownership and control for the full 30-year HMMP period; no changes in tenure are foreseen.

Potential Impact to Scheme (EI-B02)

Long-term ownership gives the Duchy direct authority to commission works and enforce biosecurity, so the prescriptions can proceed without legal or access constraints. All implementation will comply with wider Duchy estate policies and any necessary felling-licence or planning obligations.

Public Access Information (EI-B03)

There is no public right of way or permissive access across the site and none is proposed; entry is restricted to the landowner's staff and appointed contractors.

Potential Impact to Scheme (EI-B04)

Land Tenure and Public Access Plan (EI-F01)

N/A – no access across any of the site.

Soils and Substrates (EI-T02)

Provide the results of the soil analysis. Modify the table below to provide the relevant soils information to inform targeted habitat creation proposals.

Parcel Refs	Soil Texture	pH	Nitrogen (N)	Phosphorous (P)	Potassium (K)
HA3-A	Freely-draining acid loamy soil over rock	5.4	43.2	4 / 53.0	2- / 166
HA3-B	as above	5.6	19	3 / 43.2	2- / 121
HA3-C	as above	5.4	23.8	3 / 39.6	2- / 124

Summary of Soils Information (EI-B13)

The site is underlain by freely-draining, acid loamy soils over shallow granite rock. Soil analysis samples from the three grassland parcels (Fields A–C, HA3) show slightly acidic soils; high phosphorus; and moderate potassium which would impede successful establishment of species-rich wildflower grassland without interventions to reduce nutrient status.

Potential Impact on Project (EI-B14)

High P and elevated K will impede species-rich grassland establishment; a mow and removal of arisings will reduce this in the short term with ongoing removal of arisings during management responsible for further reductions over time. The acid-neutral pH would support a MG5/U1 meadow mixes.

Free-draining loam will allow autumn groundworks and minimise water-logging risks during establishment. Shallow profiles require light cultivation only and inform the use of slot-planting for whips and saplings.

5. Appendix 2 – Site Photos

Photo 01 – Showing the dense scrub habitat (HA2)

Photo 02 – Showing the woodland (HA1) with suckering elm in the foreground and mature elms from relict treelines present in the background.

Photo 03 – Showing some of the more mature trees in the woodland (HA1).

Photo 04 – Showing the defunct pond in the foreground with mature elm trees surrounding within the woodland (HA1)

Photo 05 – Showing the karo hedgerow on the eastern site boundary (TL4)

Photo 06 – Showing some of the potential bat roost features in mature trees within the woodland (HA1)

Photo 07 – Showing the horse-grazed pasture fields (HA3) present to the north of the site

Photo 8 – Showing an example of the boundary treeline (TL3) overhanging the horse-grazed pasture (HA3)

Photo 9 – Showing the elm-dominated tree line (TL1) bounding the horse grazed pasture field (HA3) and an offsite shady track.

Photo 10 – Showing the bracken scrub (HA6) surrounding a drystone wall on the south-eastern boundary of the site. Ivy-cladding to the wall is also visible.