

Habitat Management and Monitoring Plan

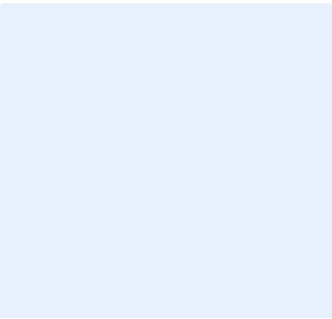
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Author:



Client: Jasdeep Sahota



Contents

Project Background..... 2

 Summary of Management Plan 2

 Site Boundary Plan PB-F01..... 3

 Phasing strategy..... 4

 Roles and Responsibilities 4

 Land Use Summary..... 6

 Site Context Photos PB-F03..... 6

 Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7

Baseline and Environmental Information 8

 Baseline Habitat Descriptions and Condition..... 8

 Baseline Habitats Plan (BI-F02) 9

Planned Management Activities 10

 Principles Informed by Design Stage 10

 Habitat and Condition Targets PM-T01 11

 Habitat Retention..... 12

 Habitat Retention Plan PM-F01 12

 Grassland (Low Distinctiveness) 13

 Creation, Enhancement and Management Summary (GH-T01)..... 13

 Grassland (Low) 15

 Creation, Enhancement and Management Detailed Methods (GH-T02) 15

 Grassland (Low) Species Lists (GH-T03)..... 15

 Other Supporting Information 17

 What Does Success Look Like? (GH-F01)..... 17

 Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 18

Monitoring Schedule 19

 Monitoring Strategy 19

 Monitoring Methods and Intervals MS-T01 19

 Monitoring Reports 20

 Adaptive Management 20

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.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	First Issue	Melissa Bell/ 09.0.26	Anna Scott-Swift 10.06.26

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Croft Ecology Ltd, 43 Sparkenhoe, Croft, Leicestershire LE9 3EP
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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	On Site
Development Name and Address	New Mill Inn, Chesterton Road, South Shields NE34 9HG
BNG Project Name and Address	As above
Author Organisation	Croft Ecology
Landowner	Jasdeep Sahota
Land Manager	Jasdeep Sahota
Responsible person/organisation for creating or enhancing the habitat	Soho Investment Holdings Limited
Period covered by this management plan	2026 - 2056
Planning authority	South Tyneside Council
Planning reference (if applicable)	
BNG register reference (if applicable)	N/A
Central OS grid reference	NZ 35588 63556
Metric revision/title	New Mill Inn BNG v2
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Some areas of modified grassland will be retained on the northern and eastern boundaries of the Site and some additional areas of modified grassland will be added to these retained parcels to achieve 10% biodiversity net gain.
Timescales for Actions PB-B03
The establishment period for modified grassland will be 1 year. Initial sowing of this habitat will take place and be finalised in 2026. Following this the habitats will be monitored for the next 30 years until 2056.
Monitoring Requirements PB-B04
Yearly monitoring visits will be undertaken between May and August for the first 5 years, then visits will be every 5-year period between years 5-30. Monitoring reports will be prepared after each visit
Required Consents and Licences PB-B05
Consent from South Tyneside Council will be required. No protected species licences will be needed from Natural England for the habitat management to take place.
Funding PB-B06
Funding is to be provided by Soho Investment Holdings Limited
Legal Agreement PB-B07
N/A



Phasing strategy

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

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		Anna Scott-Swift		
Organisation		Croft Ecology		
Responsibility	Start Date:	May 26	End Date:	May 2056
The review of this document, was undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. The HMMP was prepared by Melissa Bell under the direction of Anna Scott-Swift. Croft Ecology will be responsible for undertaking the monitoring visits and reporting annually in years 1-5 and five-yearly between years 5-30.				
Statement of Competency				
Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed hundreds of ecological reports, including preliminary ecological appraisals, ecological impact assessments, biodiversity enhancement and management plans and HMMPs. Anna has also surveyed, advised and helped to establish a habitat bank site in North Warwickshire in the last two years. Melissa Bell (PhD) is an Assistant Ecologist at Croft Ecology. Melissa has prepared reports detailing the results of entomological survey work previously and, more recently, Preliminary Ecological Appraisals and Biodiversity Net Gain calculations and HMMPs.				

Landowner or Land Manager PB-B10				
Name or Initials		Jasdeep Sahota		
Organisation		Soho Investment Holdings Limited		
Responsibility	Start Date:	May 2026	End Date:	May 2056
Mr. Jasdeep Sahota of Soho Investment Holdings Limited has entered into numerous discussions with Croft Ecology regarding the proposals for the created habitat onsite ensuring that what is being proposed fits with the use of the Site and the level of required maintenance as well as the production of this HMMP. In terms of the implementation of the HMMP: Soho Investment Holdings Limited will be responsible for habitat creation.				
Statement of Competency				
Soho Investment Holdings Limited have owned the Site for approximately twelve months and have overseen all required ecological surveys, coordinated the development proposals, and managed the progression of the planning application. Soho Investment Holdings Limited staff routinely commissions and coordinates specialist ecological consultants to ensure that all environmental requirements are met.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Jasdeep Sahota		
Organisation		Soho Investment Holdings Limited		
Responsibility	Start Date:	May 2026	End Date:	May 2056
The habitat creation, management, and monitoring measures outlined in this HMMP will be implemented by a suitably qualified and experienced ecological contractor or organisation to be appointed by the client. Appointment will be made through a formal tendering process prior to commencement of works, ensuring full compliance with this HMMP and relevant ecological best practice standards. Until such appointment, the client retains overall responsibility for ensuring that all measures are delivered in accordance with the HMMP. The final appointed organisation and confirmation of their suitability will be provided to the local planning authority prior to the commencement of habitat works.				
Statement of Competency				

The appointed contractor, or supervising ecologist where appropriate, will possess the necessary knowledge, skills and experience to deliver and manage the prescribed habitats in accordance with Biodiversity Net Gain (BNG) requirements. Competency may be demonstrated through relevant qualifications, professional memberships, accredited training and/or proven experience in habitat creation, establishment and long-term management.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		South Tyneside Council		
Responsibility	Start Date:	2026	End Date:	2056

The LPA will be responsible for the review of the HMMP as well as the review and feedback on the subsequent monitoring reports.

Land Use Summary

Overview of Baseline Site Use PB-B13

The majority of the Site comprised three buildings: the former pub, a former dog grooming building, and a former wooden catering shed with associated hardstanding for parking and footpaths. Modified grassland was present at the northern and eastern boundaries; the eastern area was part of the former pub beer garden.

Overview of Proposed Site Use PB-B14

The proposed development is for the extension and conversion of the main building to commercial units and the demolition of the former dog grooming building and removal of the wooden catering shed. This will result in the loss of some modified grassland to facilitate the extended development.

The remaining parcels of modified grassland will be mostly retained in their current condition. An additional parcel of onsite modified grassland in moderate condition will be added to the grassland that is retained.

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: [Click or tap here to enter text.](#)



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.

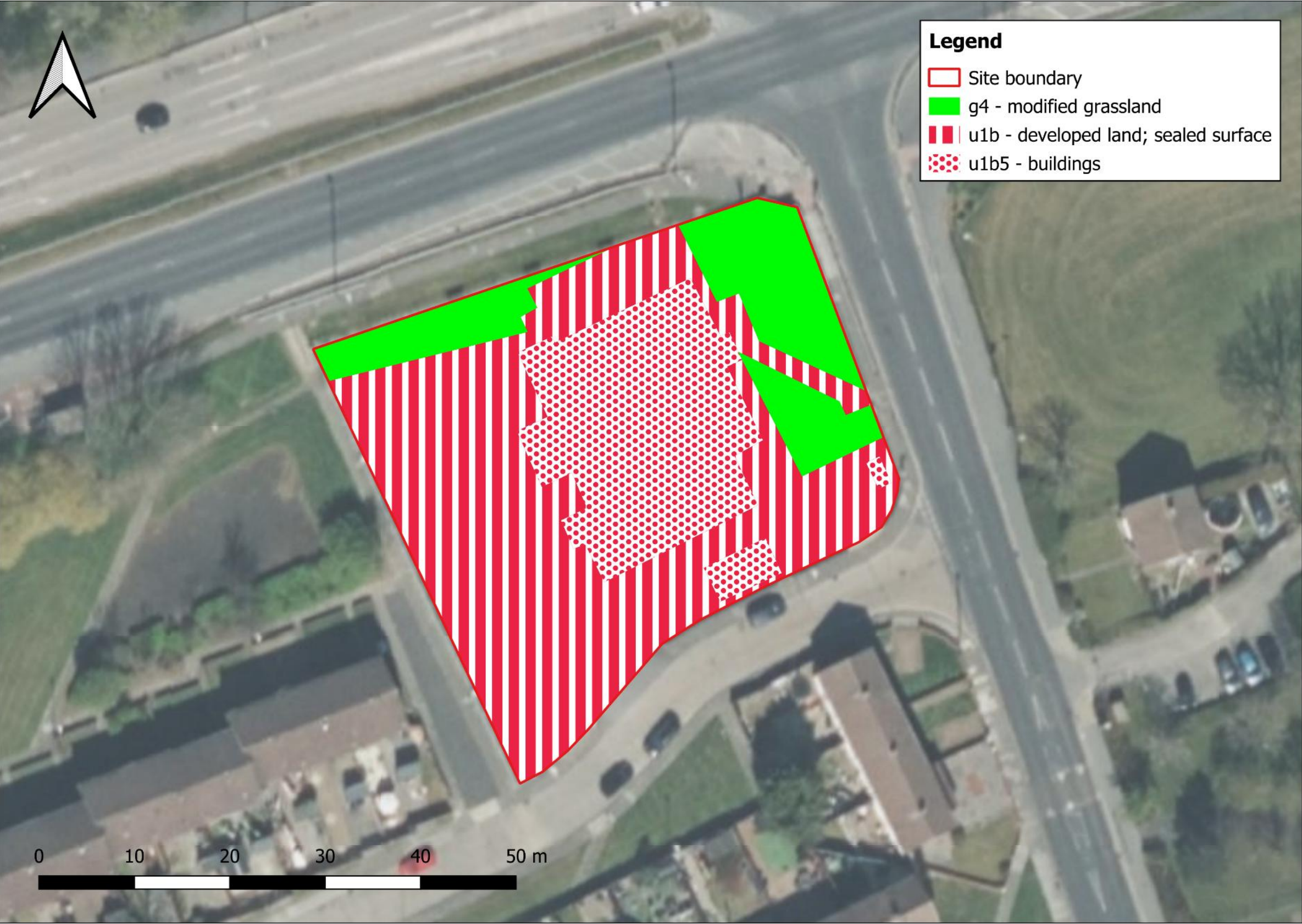
Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	Not included as no impacts are anticipated.
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?	☐	A search of the MAGIC website was undertaken for species within 1km of the Site. There were no European Protected Species licences for great crested newt or bats on the MAGIC website within 1km of the Site; the Class Survey Licence Returns dataset and Pond Surveys 2017-2019 dataset also returned no records for great crested newt.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No invasive non-native species were recorded on Site.
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 designated sites or priority habitats will be impacted and no protected species were found on the Site.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Baseline habitats are discussed in the relevant section in the HMMP and shown on the habitat retention plan. Condition Assessment Sheets are also provided.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	This doesn't present any significant constraints or opportunities.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No impacts anticipated; therefore, this section is not included.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No geological or topographical constraints or opportunities, therefore this section is not included.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	None of the Site is currently used for agricultural purposes, therefore this section is not included.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soil surveys have not been undertaken across the Site as the proposed enhancement is readily achievable with a suitable seed mix, ground preparation, sympathetic management and remedial measures if necessary. The aim is not a highly species rich grassland, as such the soil is not a constraint.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land, therefore, this section is not included.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No site hydrology constraints or opportunities, therefore this section is not included.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not within a flood risk zone; therefore, this section is not included.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	This doesn't present any significant constraints or opportunities as the site is small
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No historic land use constraints or opportunities, therefore this section is not included.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic designations, therefore, this section is not included.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

Baseline Habitat Descriptions and Condition

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
G1	Modified grassland	No	No	Grassland in eastern part of the Site – failed species diversity, sward height and cover of bare ground criteria A – No criteria B – No criteria C – Yes criteria D – Yes criteria E– No criteria F – Yes criteria G – Yes	Poor	0.0267
G2	Modified grassland	No	No	grassland in northern part of the Site – good species diversity; failed physical damage criteria A – Yes criteria B – Yes criteria C – Yes criteria D – No criteria E– Yes criteria F – Yes criteria G – Yes	Good	0.0112



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 Site will be used to create habitat units though existing and created grassland. This habitat retention and creation will benefit invertebrates through improved diversity of flora and resources available for pollinators.

Management of the newly sown modified grassland will aim to create a moderate condition modified grassland with good species diversity for its habitat type, absent of bracken, large bare patches, scrub and invasive species.

Further information on management targets is provided in the relevant sections below.

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 ecology survey identified that the modified grassland is a widespread habitat and of limited ecological value, due to the low species diversity and management.

The survey information was shared with the project team and the habitat creation proposals have been developed accordingly. This survey information identified that sowing additional modified grassland was feasible and appropriate for the nature of the Site and its proposed use as a commercial hub.

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
Developed land; sealed surface	Modified grassland	G3	N/A	Moderate	4	Moderate condition will be targeted by achieving a pass in criteria A, C, D, F and G. Criteria B, and E will not be targeted.	Created grassland area along the northern, eastern and southern boundaries

Habitat and Condition Targets Further Comments

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 modified grassland is around the boundary of the Site. The areas to be retained will be protected from any heavy machinery that will work on Site. Heavy machinery will stay at least 1m from the outer edges to retain an undisturbed grass margin.

Specification of Protective Measures to be Used PM-04

The retained grassland on the eastern boundaries of the Site will be protected from accidental damage by erection of heras fencing.

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.](#)



Grassland (Low 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.

Target Habitat				Modified grassland		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes	G3	Use a complete grass and wildflower mix suitable for a range of lawns across a wide range of soil types i.e. Emorsgate EL1 Flowering Lawn Mixture to achieve the desired species per m ² .	N/A	All parcels will have a relaxed mowing regime to allow species to flower and set seed during each growing season.
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 vertebrates and invertebrates to live and breed.	No	G3	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	G3	N/A	N/A	Management will involve removing any scrub that is encroaching into the grassland.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of	Yes	G3	N/A	N/A	

	access, or any other damaging management activities.					
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	N/A	N/A	N/A	N/A
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	G3	N/A	N/A	Management will involve removing any bracken that is encroaching into the grassland.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	G3			Management will involve removing any invasive species

Additional Management Prescriptions (GH-B01)

N/A

Grassland (Low)

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

Action	Relevant Parcels	Timing	Prescriptions
Seed EL1 Flowering Lawn Mixture (or similar)	G3	Autumn or spring	Follow the seed supplier instructions, but in summary, this will include: - Create a sowing area that is not highly fertile and is unlikely to have a problem with perennial weeds. - Harrow or rake the soil to produce a medium tilth. - Roll or tread the soil to produce a level firm surface. - Sow the seed by machine or broadcast by hand; the seed must be surface sown at the density recommended by the seed supplier. Firm in with a roll, or by treading, to give good soil/seed contact
Mow grassland every 10 days	G3, G1 and G2	During the growing season (March to October) for the first year of establishment	Mow regularly to 40-60mm to help develop a good sward structure and enable slower growing species to establish well and not be outcompeted by fast growing grasses. This will help control annual weeds also. Arisings must be removed and not mulched. Checks for ground nesting birds will take place before every cut.
Control scrub, bracken, suboptimal species and INNS	G3, G1 and G2	As necessary	The mowing regime will help to naturally achieve this action; however, the grassland will need to be monitored during the relaxed mowing period and any scrub, bracken, suboptimal species, or INNS removed as necessary.

Grassland (Low) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created: [EL1 Flowering Lawn Mixture - Emorsgate Seeds](#)

Common Name	Scientific Name	Abundance / %	Comments
Kidney Vetch	<i>Anthyllis vulneraria</i>	1.00%	
Betony	<i>Betonica officinalis</i>	1.00%	
Common Knapweed	<i>Centaurea nigra</i>	1.60%	
Hedge Bedstraw	<i>Galium album</i>	1.00%	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.40%	
Birdsfoot Trefoil	<i>Lotus corniculatus</i>	0.10%	
Black Medick	<i>Medicago lupulina</i>	0.70%	

Ribwort Plantain	<i>Plantago lanceolata</i>	2.40%	
Cowslip	<i>Primula veris</i>	1.00%	
Selfheal	<i>Prunella vulgaris</i>	1.20%	
Meadow Buttercup	<i>Ranunculus acris</i>	1.60%	
Bladder Campion	<i>Silene vulgaris</i>	1.00%	
Dandelion	<i>Taraxacum officinale</i>	0.40%	
White Clover (ag)	<i>Trifolium repens</i>	5.60%	
Common Bent	<i>Agrostis capillaris</i>	8.00%	
Crested Dogtail	<i>Cynosurus cristatus</i>	28.00%	
Red Fescue	<i>Festuca rubra</i>	24.00%	
Smaller Cat’s-tail	<i>Phleum bertolonii</i>	4.00%	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	16.00%	

Other Supporting Information

What Does Success Look Like? (GH-F01)



Source: [Meadow in my Garden](#)

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
23.04.26	Modified grassland	Newly sown grassland failing to establish	Grassland fails to establish during establishment years 1-2	Oversow any areas of bare soil where the grassland has not established.
23.04.26	Modified grassland	High soil fertility and nutrient pollution	Competitive grasses smother wildflowers	Cut when sward is 100-150mm and ensure cuttings are always removed and not mulched

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)

Monitoring visits will be undertaken between May and August for Years 1, 3, 5, then visits will be every 5-year period between years 10-30. The information detailed in the table below (MS-T01) will be recorded during each monitoring visit and compared against the prescriptions listed above against the targeted BNG criteria for each habitat type. Photos will also be taken during each site visit as evidence and to inform the monitoring reports.

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
Modified grassland	To be undertaken on parcel G3 Undertake quadrat sampling to identify the habitat type that is establishing, species present, and then number of species per m². Estimate percentage cover of scrub and bracken cover and bare patches. Identify the presence of invasive non-native species.	In Years 1, 3 and 5, then every 5 years. Surveys to be completed between May and August

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
Croft Ecology Ltd	South Tyneside Council

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
Y1	September	September or October	
Y3	September	September or October	
Y5	September	September or October	
Y10	September	September or October	
Y15	September	September or October	
Y20	September	September or October	
Y25	September	September or October	
Y30	September	September or October	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Following each monitoring survey the results will be communicated to the organisation responsible for the management of the Site. This will allow them to prepare for any adaptations to the management well in advance of the next planting / growing season. A monitoring report will also be prepared for submission to the local planning authority that details the results and recommendations of each monitoring visit. The HMMP will be adapted and management prescriptions changed as necessary during the course of the HMMP lifespan.