

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	72 Harefield Road
Date:	4 April 2025
Version:	Version 1
Small Sites Criteria Met	The site fulfils the criteria for use of the <u>Small Sites Metric (Statutory Biodiversity Metric)</u> calculation tool. Yes
Applicant	Michael Dempsey
Plan completed by	Oliver Lewis CBE

Non-technical Summary	<p>In order to satisfy the BNG requirements and secure the 10% uplift at the site, five areas of vegetated garden and four areas of introduced shrub will be introduced. In line with Natural England guidance, there is no specific condition target mandated for these parcels</p> <p>In addition, 3 mature trees shall be transplanted and 22nr (sapling)Trees will be added to the front garden driveway area and 35nr (sapling)Trees to the rear garden. The sapling trees have been split into species that will form small to medium mature trees and those species that could remain as scrub if managed as such. i.e the crataegus (Hawthorn) and Corylus (Hazel).</p>
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Version Control SM-T02

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Not Live	4 April 2025	n/a

Authorship Details SM-B01
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1. Project Background

Project information SM-T01	
Project type	On-site gains
Development Name and Address	72 Harefield Road
Author	Oliver Lewis CBE
Landowner	Mr M Dempsey
Period covered by this management plan	30 Years
Planning authority	2567/APP/2024/2484
Planning reference	N/A
Total Site Area (m2)	1068.312

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
This document sets out how all planning conditions linked to Schedule 7A of the Town and Country Planning Act 1990 (as amended) shall be met.

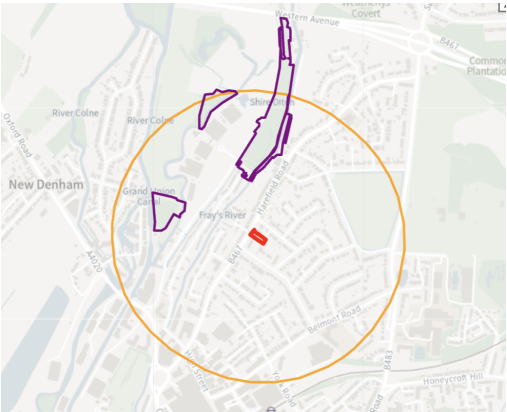
Roles and Responsibilities

Author Responsible for Preparing HMMP SM-B03	
Name or Initials / Role	Oliver Lewis CBE
Responsibility Start Date	4 April 2025
Responsibility End Date	n/a
Statement of competency	The competency of the SSM 'user' is aligned with definition set out in the British Standards. Applicant has completed a significant number of SSM applications for a variety of habitats
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04	
Name or Initials / Role	Mr M Dempsey
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	BSc (Hons) in Quantity Surveying

Site Boundary Plan SM-F01



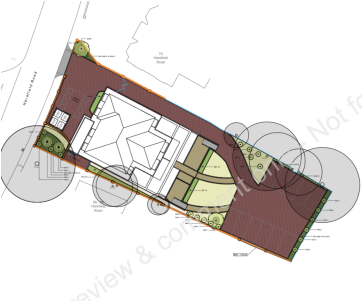
Site Context Plan SM-F02



Priority and designated habitats within 500m of the site

Priority Habitat Inventory - Deciduous Woodland (England)	e1e16f89-3969-4037-b15c-58e439fda2f7	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	486c1541-05d4-4dd5-9ce8-25042ef2edd9	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	e6fe6a74-e0e3-4f9a-99bf-b4aa91463d85	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	848e8889-fdfa-4976-b01d-bb1f0a5e8f46	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	189b61e8-39d3-4c7f-bc5f-9abd3c1295f8	Within 500m

Site Proposals Plan SM-F04



Description of Site Use - Baseline SM-B05	Dwellinghouse and garden
Description of Site Use - Proposed SM-B06	Creation of new block of flats with amenity space and car park

Site Photos SM-F03



2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07	<p>The primary aim of this Habitat Management and Monitoring Plan (HMMP) is to ensure the long-term preservation, enhancement, and creation of habitats within the project area to achieve a measurable Biodiversity Net Gain (BNG) over a minimum period of 30 years. This will be accomplished by:</p> <p>Enhancement and Creation Measures: We aim to implement enhancement measures and create new habitats as promptly as possible to expedite ecological benefits.</p> <p>Achieving Compliance and Beyond: The plan not only meets the statutory requirements for habitat conservation but also strives to exceed them by contributing positively to local biodiversity targets and environmental strategies set forth by the council and relevant conservation bodies.</p> <p>The intention is that this document will provide a robust monitoring program, which will be established to track the progress of habitat conditions and the success of the enhancement measures. Regular surveys and assessments will inform adaptive management strategies, allowing for timely interventions to address any issues and ensure the HMMP's objectives are met efficiently</p>
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Retained and Enhanced Habitats Protection Measures SM-B08	N/A
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Summary of Adaptive Management Approaches SM-B09	<p>The authors recognise that over the 30-year duration of the Biodiversity Net Gain Habitat Management and Monitoring Plan (BNG HMMP), adjustments may be necessary to ensure habitats continue to meet the outcomes specified in the original biodiversity gain plan approval. To this end, regular reviews will be conducted, and adaptive changes to the management approach will be implemented if it becomes evident that the original commitments cannot be fully met. Specifically, the plan involves creating areas of vegetated garden and introduced shrubs, as well as the planting and maintenance of new saplings.</p> <p>Adaptive management is a structured, iterative process that allows for responsive decision-making in the face of environmental uncertainties. It involves setting clear biodiversity objectives, implementing management actions to achieve these objectives, monitoring habitat conditions and biodiversity indicators, and adjusting management strategies based on monitoring results. For example, if monitoring indicates a decline in species diversity or habitat quality, adaptive actions may include altering mowing regimes, soil amendments, or controlling invasive species. For certain habitats (such as introduced scrub), should there be low survival rates or poor growth, measures such as enhanced maintenance, species replacement with more suitable native species, or soil condition improvements may be undertaken.</p> <p>Monitoring will be integral to this approach, with regular assessments scheduled throughout the 30-year period: annual monitoring during the first five years, biennial monitoring from years six to fifteen, and monitoring every five years thereafter. This will involve habitat condition assessments, surveys based on the UKHAB and Natural England definitions of the relevant habitats, and evaluation of environmental parameters. All adaptive changes will be documented, with significant adjustments requiring consultation with relevant stakeholders and approval from the council. Communication will be maintained through regular reports detailing monitoring results, management actions taken, progress towards objectives, and recommendations for future actions.</p> <p>The commitment is to ensure that all habitats, including the saplings, continue to meet or exceed the biodiversity outcomes specified in the original plan. By embracing an adaptive management approach, the BNG HMMP demonstrates a proactive and flexible strategy that acknowledges the dynamic nature of ecosystems and the potential for unforeseen environmental changes. This method ensures that management practices remain effective and responsive over time, thereby enhancing the likelihood of achieving sustained biodiversity net gains for the benefit of the environment and the community.</p>
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Habitat Management Proposals

Habitat Baseline Description SM-B10	House and Garden		
Enhanced Habitats SM-B12	N/A		
Created Habitats SM-B13	Vegetated garden	(39.64m2)	(848.36m2)
	Vegetated garden	(23.01m2)	
	Vegetated garden	(24.05m2)	
	Introduced shrub	(3.81m2)	
	Introduced shrub	(26.92m2)	
	Introduced shrub	(7.86m2)	
	Developed land; sealed surface		
	Vegetated garden	(49.74m2)	
	Vegetated garden	(22.64m2)	
	Introduced shrub	(22.28m2)	

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Full details for the planned prescriptions for each area habitat, hedgerows and watercourse proposed on-site in the tables above is set out at the following [link](#)

Habitat	Creation and management works
Saplings and Introduced Shrub	<p>In addition to the transplanting of three mature trees, there shall be 22nr (sapling)Trees to the front garden driveway area and 35nr (sapling)Trees to the rear garden. In the rear, the saplings placed at the back wall will help to create an attractive natural hedge</p> <p>Due regard will be given to the most appropriate species for planting, while respecting the UKHAB definition of "introduced shrub". The sapling trees have been split into species that will form small to medium mature trees and those species that will could remain as scrub if managed as such. i.e the crataegus (Hawthorn) and Corylus (Hazel).</p> <p>The management regime will aim to create healthy attractive shrub mixes. Beds will be kept weed-free and any pernicious weed such as dock and thistle removed immediately</p> <p>Further details can be found in the attached maintenance schedules and planning notes.</p>
Vegetated garden	<p>Further details can be found in the attached maintenance schedules and planning notes.</p>

Risk Register and Proposed Remedial Measures SM-T03

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Damage caused by site operations	All	Clear, sustained evidence of damage due to site operations	Steps to amend site operations on or near the location of the gains. Estate managers to be provided with copies of this HMMP.
Damage caused by site footfall	All	Clear, sustained evidence of damage due to site footfall	Steps to reduce footfall on relevant sections via among other steps, signage.
Damage caused by invasive species	Habitat/Hedgerow	Evidence of non-native and invasive species	Immediate removal

4. Monitoring

1. Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site SM-T04

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
All	On-site surveys will be made of the site, and each intended habitat will be measured against the optimal criteria set out in https://intercom.help/joes-blooms/en/articles/9102052-a-brief-guide-to-enhancement	Monitoring and reporting to be undertaken once a year for the first five years, then biennially up to year 15, and every five years thereafter, with an option to increase in frequency if requested by the LPA. In addition, <i>ad hoc</i> monitoring may take place for internal inspection by the applicant.