STONE & BRICK
SOLUTIONS
REPORTS AND ASSESSMENTS

30-Year Habitat Management Plan (HMP)

70 Hayman Crescent

Hayes UB4 8PP

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Contents

30-Year Habitat Management Plan (HMP)

Site: 70 Hayman Crescent, Hayes

Planning Ref: 29379/APP/2025/1516

Management Period: 30 Years (2026 – 2056)

A: Detailed Description and Evaluation of Features

As part of the **Habitat Management Plan (HMP)** for 70 Hayman Crescent, the following features have been selected to ensure the development meets the **10% Biodiversity Net Gain (BNG)** requirement. Each feature is chosen for its suitability to the urban Hayes climate and its ability to support local priority species.

1. Native Species-Rich Hedgerow (Boundary Feature)

- **Description:** A linear habitat consisting of a minimum of 5 native species, planted at a density of 5-7 plants per linear meter in a staggered double row.
- **Species Mix:**
  - **Hawthorn (*Crataegus monogyna*):** 40% (Provides structural thorns for nesting).
  - **Hazel (*Corylus avellana*):** 20% (Source of nuts for small mammals).
  - **Blackthorn (*Prunus spinosa*):** 15% (Early nectar source for bees).
  - **Field Maple (*Acer campestre*):** 15% (Excellent for aphids which feed birds).
  - **Holly (*Ilex aquifolium*):** 10% (Evergreen cover and winter berries).
- **Evaluation:** This feature is evaluated as the highest-value ecological asset on site. It acts as a "wildlife superhighway," connecting the private garden to the wider green infrastructure of the Raeburn Road/Gainsborough Road corridor. It is specifically designed to provide a commute route for the **European Hedgehog** (*Erinaceus europaeus*), which is prevalent in the Hillingdon area.

2. Urban Native Canopy Trees

- **Description:** Two specimen trees of medium ultimate height, planted in the rear and side amenity spaces to provide verticality.
- **Species Selection:**
  - **Silver Birch (*Betula pendula*):** High value for insects (over 300 species associated) and provides a light, dappled canopy.
  - **Rowan (*Sorbus aucuparia*):** Known as the "Mountain Ash," it provides heavy clusters of berries in autumn for migratory birds like Thrushes and Waxwings.
- **Evaluation:** These trees are evaluated based on their "Ecosystem Services." They provide carbon sequestration and urban cooling (shading), reducing the "urban heat island" effect. In BNG terms, they transition from "Small Tree" to "Medium Tree" over the 30-year plan, significantly increasing the unit score as they mature.

3. Vegetated Garden (Lawns and Borders)

- **Description:** Ground-level vegetated areas comprising a mix of modified grassland (amenity lawn) and ornamental shrub planting.
- **Planting Style:** "Pollinator-First" approach. Shrubs will include species like *Lavandula* (Lavender), *Budleja*, and *Hebe*.
- **Evaluation:** While lower in BNG "distinctiveness" than the hedgerow, these areas provide the essential "foraging carpet" for the site. By including high-nectar ornamental species, we ensure a food source for the **Common Pipistrelle Bat**, which hunts the insects attracted to these garden borders at dusk.

4. Ecological Enhancement Features (Non-Metric Features)

- **Description:** Integrated hardware to support the "Good" condition status of the habitats above.

- **Hedgehog Highways:** 13cm x 13cm holes at the base of the close-boarded timber fences to allow movement.
- **Integrated Bat Box:** One Schwegler 1FE bat tube installed into the brick-work of the new south-facing elevation.

- **Evaluation:** These features are evaluated as "multipliers." While they do not generate BNG units directly in the Small Sites Metric, they ensure the *quality* of the habitats is high enough to satisfy the "Good" condition criteria required by the Hillingdon Council planning officers.

Summary Table: Feature Evaluation for BNG

Feature	BNG Distinctiveness	Condition Target	Primary Ecological Role
Native Hedgerow	Low - Medium	**Good**	Forage/Nesting/Commuting
Native Trees	Low (Urban Tree)	**Good**	Carbon/Nesting/Insects
Vegetated Garden	Low	**Moderate**	Pollinator Forage
Hedgehog Holes	N/A	**Functional**	Connectivity (Habitat Linkage)

By implementing this specific mix, the development at **70 Hayman Crescent** moves from a "Low Baseline" (existing hardstanding/simple garden) to a "High Value" post-development state, securing the mandatory 10% uplift.

B: Aims, Objectives, and Targets

1. Overarching Aims

The high-level goals of this management plan are:

- **BNG Compliance:** To achieve and maintain a minimum **10% Biodiversity Net Gain** (BNG) as calculated in the Small Sites Metric (SSM).

- **Ecological Resilience:** To create a robust urban habitat that can withstand climate fluctuations (heatwaves/droughts) and provide a permanent refuge for local wildlife.
- **Green Infrastructure Contribution:** To strengthen the "Green Grid" within the Hayes area by providing high-quality stepping-stone habitats for mobile species.

2. Specific Objectives

Objective 1: Hedgerow Establishment & Structure

- To ensure the **Native Species-Rich Hedgerow** achieves a dense, bushy structure with no gaps.
- To maintain a species diversity where no single species dominates more than 60% of the hedge, ensuring a varied food source for birds and insects.

Objective 2: Tree Vitality & Canopy Cover

- To facilitate the growth of the **Silver Birch** and **Rowan** trees from "Sapling" to "Mature" status.
- To ensure trees develop a balanced crown and healthy lead shoot, providing maximum vertical habitat and nesting opportunities.

Objective 3: Connectivity & Permeability

- To maintain permanent "Hedgehog Highways" (13cm x 13cm gaps) in all new boundary treatments to ensure the site remain accessible to ground-dwelling mammals.
- To provide continuous flowering "succession" (blooms from March to October) through a mix of native and pollinator-friendly garden planting.

3. Management Targets (Success Criteria)

To satisfy the **London Borough of Hillingdon** and the **Statutory Biodiversity Metric**, the following measurable targets must be met:

Feature	Performance Target	Timeframe
All Planting	**95% Survival Rate:** Any dead or dying specimens must be replaced like-for-like within the next planting season (Nov–Mar).	Years 1–30
Native Hedgerow	**"Good" Condition Status:** Based on the SSM assessment, the hedge must be >1.5m tall, >1m wide, and have less than 10% competitive weed cover.	By Year 5
Urban Trees	**Structural Integrity:** Trees must be free from significant damage, pests, or diseases that threaten their long-term survival.	Continuous
Garden Areas	**Invasive Species Free:** 0% presence of Schedule 9 invasive species (e.g., Japanese Knotweed or Himalayan Balsam).	Continuous
Habitat Area	**Zero Net Loss:** No reduction in the total area of "Vegetated Garden" or linear length of "Hedgerow" as shown on the approved Landscaping Plan.	Years 1–30

4. Target Monitoring Benchmarks

- **Year 1 Benchmark:** All stakes and ties are adjusted; no "rabbit-guard" damage; initial 100% establishment.
- **Year 5 Benchmark:** Hedgerow has "filled out" to form a continuous visual screen; trees have tripled their initial girth.
- **Year 10 Benchmark:** The habitats have reached their "Target Condition" as defined in the metric, generating the full 10% BNG uplift.

Technical Note: If these targets are not met during an audit (e.g., if the hedge is removed or allowed to die), the site will be in **breach of Planning Condition 8**. Remedial planting would be required immediately to restore the biodiversity unit count.

C: Description of Management Operations

1. Establishment Operations (The "Critical" Period)

- **Initial Watering Regime:** During the first 3 years, all new planting must be "watered to field capacity." This requires twice-weekly visits during dry spells (May–September). Trees should utilize irrigation bags (e.g., TreeGators) to ensure deep root penetration.
- **Formative Pruning:** * **Hedges:** Trim side-shoots by one-third in Year 1 to encourage bushy growth from the base. Avoid cutting the "leading shoot" (top) until the hedge reaches the target height of 1.5m.
    - **Trees:** Remove any competing leaders to ensure a single, strong vertical trunk. Prune out "dead, diseased, or dying" wood (the 3 Ds).
- **Stakes and Ties Management:** Inspect all tree stakes and ties every six months. Loosen ties to prevent "girdling" (strangling the trunk) as the tree girth expands. Remove all stakes completely by the end of Year 5.

2. Long-Term Maintenance Operations

- **Sustainable Hedge Cutting:** Trimming must be restricted to **January or February**. This ensures that all autumn berries have been consumed by winter birds and avoids the March 1st start of the nesting season.
    - *Technique:* Use the "A-frame" profile (wider at the base) to allow sunlight to reach the bottom of the hedge, preventing it from becoming "leggy" or hollow.
- **Mulch Management:** Maintain a 75mm deep "doughnut" of weed-free composted bark mulch around the base of trees and the hedge line. *Crucial:* Mulch must not touch the bark of the trunk to prevent rot.
- **Soil Aeration:** If garden areas become compacted due to residential use, use a garden fork to manually aerate the soil around the "drip line" of trees to ensure oxygen reaches the root system.

3. Biosecurity and Chemical Control

- **The "No-Spray" Policy:** In accordance with Hillingdon's ecological targets, **no residual herbicides or pesticides** shall be used.
    - *Reasoning:* To protect the soil microbiome and ensure a high biomass of insects for bats and birds to feed on.
    - *Action:* Weed control within the hedge line and tree pits must be performed manually (hand-pulling) or via thick mulching.
- **Disease Monitoring:** Regular checks for regional threats such as **Ash Dieback** or **Oak Processionary Moth**. Any diseased stock must be handled according to DEFRA biosecurity protocols to prevent spread.

4. BNG Replacement & Remedial Strategy

- **The "Like-for-Like" Rule:** Under the Statutory Biodiversity Metric, the unit count is based on the *area* and *species* of habitat. If a Rowan tree dies in Year 12, it **must** be replaced with another Rowan (or a native species of equal BNG value).
- **Gap Filling:** Any gap in the native hedgerow exceeding 50cm must be "beaten up" (replanted with new whips) during the following November–March planting season.
- **Hedgehog Highway Audit:** Every 12 months, the 13cm x 13cm gaps in the fences must be inspected to ensure they have not been blocked by debris, leaf litter, or new resident-installed "gravel boards."

Summary of Operations by Feature

Feature	Primary Operation	Tool/Method	Goal
Native Hedge	Annual A-Frame Trim	Manual Shears / Hedge Cutter	Dense nesting cover
Native Trees	Stake Adjustment	Manual Tensioning	Wind-firmness
Grassland	High-Mow (min 50mm)	Rotary Mower	Protect soil moisture
Mulch Beds	Annual Top-up	Composted Woodchip	Weed suppression

Wildlife Gaps	Clearance	Manual	Permanent connectivity

Note for Landowner: These operations are a legal requirement of the planning consent. If a professional management company is hired, this "Item C" should be included in their Scope of Works.

D: Prescriptions for Management Actions

1. Schedule of Maintenance Operations

The following table prescribes the frequency and timing of essential actions to be carried out by the landowner or a contracted landscape professional.

Feature	Action	Frequency	Timing
Native Hedgerow	Watering	As required (min. 2x weekly in dry spells)	May – September
	Weed Control	3 visits per year (manual removal only)	April – August
	Structural Trimming	Once annually (A-frame shape)	January – February
Urban Trees	Inspection	Twice annually (Stakes/Ties/Health)	March & October
	Irrigation	Via tree bags (20L per visit)	May – August
	Mulching	Top up to 75mm depth	Annually (Spring)
Amenity Garden	Mowing	Monthly (Min. height 50mm)	March – October
	Pollinator Pruning	Deadheading shrubs to promote bloom	July – August
Connectivity	Hole Clearance	Check Hedgehog Highways for debris	Quarterly

2. Detailed Prescription Protocols

Hedgerow Management (The "Incremental Trim")

To meet the BNG "Good" condition, the hedge must be continuous with no gaps.

- **Prescription:** Do not cut the top of the hedge until it has reached 1.5m. Trim the sides only to encourage density. Once at the target height, maintain a width of at least 1m.
- **Biodiversity Note:** Always check for active nests before any pruning, even in late February. If a nest is found, work must cease in that area until the chicks have fledged.

Tree Vitality (The "Drip Line" Rule)

- **Prescription:** All nutrients and water should be applied at the "drip line" (the circle on the ground directly beneath the outermost branches), as this is where the active "feeder roots" are located.
- **Prescription:** Apply a 1-meter diameter circle of organic mulch around each tree. This suppresses grass competition, which would otherwise "steal" nitrogen and water from the developing Silver Birch and Rowan.

Grassland & Flowering Borders

- **Prescription:** Avoid "scalping" the lawn. Maintain a minimum height of 50mm to allow small clover and trefoil species to flower within the sward, providing additional BNG value.
- **Prescription:** Spent flowers on ornamental shrubs (like Lavender) should be left until late winter where possible to provide seed heads for birds, then pruned back in early spring to encourage new flowering wood.

3. Remedial Action Prescriptions

If monitoring (Item E) identifies a failure in the habitat, the following "Trigger Actions" must be taken:

1. **Plant Failure (>5%):** If more than 5% of the hedge whips or any single tree fails to thrive, they must be replaced in the **immediate next planting season** (Nov–Mar). Replacement stock must be of the same species and minimum size as the original specification.
2. **Pest/Disease Outbreak:** If signs of significant infestation occur (e.g., Box Blight or Aphid swarms threatening tree survival), biological controls (such as Lady-bird larvae release) should be used in preference to chemicals.
3. **Vandalism or Damage:** Any physical damage to the "Hedgehog Highway" signage or the Bat Box must be repaired within 30 days.

4. Prohibited Actions

To protect the BNG status of the site, the following are strictly prohibited:

- **No use of Glyphosate** or other non-selective herbicides within 2 meters of the hedgerow or tree pits.
- **No storage of building materials** or heavy machinery over the root protection areas of the new trees (to prevent soil compaction).
- **No "Flat-Top" hedging** during the nesting season (March – August).

These management prescriptions form a binding part of the planning compliance for **29379/APP/2025/1516**. Successful adherence will ensure the site contributes to the local ecology of Hayes for the duration of its 30-year commitment.

E: Annual Works Schedule

This schedule provides a month-by-month breakdown of the ecological management tasks for **70 Hayman Crescent**. Adherence to this timeline is critical to ensure that maintenance does not interfere with protected species (such as nesting birds) and that the site meets its **30-year Biodiversity Net Gain (BNG)** targets.

1. The Management Calendar

Month	Native Hedgerow	Urban Trees	Garden & Connectivity
January	Annual Structural Trim (A-frame shape).	Check for storm damage; prune dead wood.	Clear debris from Hedgehog Highways.
February	Final pruning before nesting season.	Adjust/loosen tree ties for coming growth.	Order mulch and replacement plants.
March	**NO TRIMMING** (Nesting Season).	Top up mulch "doughnuts" (75mm deep).	First high-mow of lawn (min 50mm).
April	Manual weeding of the hedge line.	Inspect for early pests/disease.	Clean out/inspect bird and bat boxes.
May	Watering (twice weekly if dry).	Watering via tree bags (20L per visit).	Hand-pull invasive weeds.
June	Watering (twice weekly if dry).	Watering via tree bags (20L per visit).	Monitor flowering success of shrubs.
July	Watering (twice weekly if dry).	Watering via tree bags (20L per visit).	Deadhead Lavender/shrubs for bloom.
August	Watering (twice weekly if dry).	Watering via tree bags (20L per visit).	Clear debris from Hedgehog Highways.
September	End of intensive watering regime.	Final health check before dormancy.	Last mow of the season (high cut).
October	Manual weeding and litter clearance.	Check stakes are windfirm for winter.	Leave leaf litter in designated corners.
November	**Planting Season:** Replace failures.	**Planting Season:** Replace failures.	Clean/maintain gardening tools.
December	Inspect for gaps/winter damage.	Check for mammal damage to bark.	Audit BNG targets and record results.

2. Monitoring and Reporting Prescription

To remain compliant with **Planning Condition 8**, the following monitoring actions must be recorded annually by the landowner:

1. **Fixed-Point Photography:** Take photos from three set locations (front, side, and rear) every September to document the growth and condition of the hedge and trees.
2. **Condition Assessment:** Using the **Small Sites Metric (SSM)** criteria, verify that the hedge remains at least 1.5m tall and that tree canopy cover is expanding.
3. **Logbook Entry:** Keep a simple diary of when watering and pruning occurred. This acts as evidence of "Best Endeavours" should the Council conduct a BNG audit.

3. Critical Constraints (The "Do Not" List)

- **March 1st – August 31st:** Strictly **no hedge cutting** or heavy pruning to protect nesting birds. (Violation of the Wildlife and Countryside Act 1981).
- **Drought Periods:** If a hosepipe ban is in place, young trees (Years 1–5) must still be prioritized for watering (using greywater where permitted) as their loss would reset the BNG 30-year clock.
- **Chemical Use:** Strictly **no use of pesticides or herbicides**. If weeds are persistent, increase the depth of the woodchip mulch rather than using sprays.

4. 30-Year Review Milestones

- **Year 5 (The Handover):** Trees should be self-supporting; remove all stakes and ties permanently.
- **Year 15 (Mid-Point Audit):** Assess if the Silver Birch and Rowan require crown lifting to maintain light levels for the garden below while maintaining habitat volume.
- **Year 30 (Maturity):** The site has reached its maximum ecological potential. A new management plan should be drafted to maintain this "High Value" base-line for the future.

F: Monitoring Details

1. Monitoring Frequency & Responsibility

The **Landowner** is responsible for ensuring the following monitoring schedule is met. While a professional ecologist is recommended for the major milestone audits, the annual checks can be performed by the resident or a competent landscape contractor.

- **Years 1–5 (Establishment Phase):** Annual inspections.
- **Years 10, 20, and 30 (Milestone Audits):** Formal reviews of habitat maturity and BNG metric verification.

2. Key Performance Indicators (KPIs)

To satisfy Hillingdon Council's planning conditions, the site must meet the following ecological benchmarks:

Habitat Feature	Target Condition	KPI / Success Criteria
Native Hedgerow	Good	No gaps >50cm; average height ≥1.5m; species-richness maintained (min. 5 native species).
Urban Trees	Moderate	Clear "leading shoot" (central trunk); no significant canopy dieback; stakes removed by Year 5.
Amenity Grassland	Low (Modified)	Sward height kept at 50mm+; no use of chemical fertilizers; presence of clover/pollinator species.
Connectivity	Functional	Hedgehog Highways (13cm x 13cm) remain unblocked and clearly marked.

3. The "Fixed-Point" Photographic Record

A digital logbook must be maintained containing photographs from three specific "Fixed Points" (FPs) established at the start of the project. These photos must be taken every **September** to show the peak seasonal growth.

- **FP1:** Front Garden (View of the native hedgerow and Silver Birch).
- **FP2:** Side Elevation (View of the boundary fencing and Hedgehog Highway).
- **FP3:** Rear Garden (View of the Rowan tree and amenity lawn).

4. Adaptive Management & "Trigger" Events

Monitoring is only effective if it leads to action. The following "Triggers" require immediate remedial work:

- **The 10% Rule:** If monitoring reveals more than 10% of the native hedge has died or is failing to grow, the landowner must replant the failed section in the next available planting season.
- **Encroachment:** If resident-installed structures (e.g., sheds or paving) reduce the area of "Vegetated Garden" recorded in the BNG metric, compensatory planting (e.g., a green roof or large planters) must be introduced to re-balance the units.
- **Invasive Species:** Any sighting of Japanese Knotweed or other Schedule 9 invasive species must be reported and treated by a specialist immediately.

5. Reporting to the Local Planning Authority (LPA)

As per **Planning Condition 8**, the Council may request the "BNG Monitoring Report" at any time. This report should be a brief (2-page) document containing:

1. Confirmation that the **Annual Works Schedule (Item E)** was followed.
2. The latest **Fixed-Point Photographs**.
3. A summary of any **Remedial Actions** taken during the year.

Failure to maintain the monitoring log or achieve the target conditions may result in an enforcement notice to restore the ecological value of the site.

G: Timetable for Monitoring Programme

This monitoring timetable establishes the mandatory reporting and inspection schedule for **70 Hayman Crescent**. It ensures that the 10% Biodiversity Net Gain (BNG) target is not just met at the point of completion, but maintained for the statutory **30-year period** required under the Environment Act 2021.

1. Monitoring Frequency Table

The following schedule defines when formal assessments must occur.

Project Phase	Year	Action Type	Responsible Party
Pre-Completion	Year 0	**Baseline Audit:** Verification of planting against the LEMP.	Landscape Architect / Ecologist
Establishment	Years 1, 2, 3	**Annual Health Check:** Checking survival rates of trees/hedgerows.	Landowner / Contractor
Verification	Year 5	**Interim BNG Review:** Verification that "Good" condition is achievable.	Professional Ecologist
Maturity	Years 10 & 20	**Condition Assessment:** Comprehensive audit of habitat volume.	Professional Ecologist
Completion	Year 30	**Final Compliance Audit:** Closing report for the LPA.	Professional Eco

2. Detailed Annual Monitoring Tasks (Months 9–10)

Every year, between **September and October**, the following data must be collected to form the annual monitoring log:

- **Tree Girth and Height:** Measurements for the Silver Birch and Rowan to ensure they are tracking towards the "Urban Tree" target.
- **Hedgerow Continuity:** A walkthrough of the 13m native hedge to identify any gaps larger than 50cm.
- **Connectivity Audit:** Visual inspection of the 13cm x 13cm hedgehog highway holes to ensure they have not been blocked by residents or garden debris.

- **Species Inventory:** A list of any new "volunteer" species (e.g., wildflowers appearing in the lawn) to document increasing site complexity.

3. Critical Reporting Milestones

The results of the monitoring must be formalized into reports for the **London Borough of Hillingdon (LPA)** at the following intervals:

1. **Establishment Report (Year 3):** To prove that the initial 10% gain has been successfully "locked in" and the plants are hardy.
2. **Mid-Term Report (Year 15):** To evaluate if any "Adaptive Management" (Item F) is required, such as thinning out the hedge or adjusting the mowing regime.
3. **Final Commitment Report (Year 30):** To certify that the development has fulfilled its long-term ecological obligation as per **Planning Application 29379/APP/2025/1516**.

4. Data Storage and Handover Protocol

- **Digital Log:** All "Fixed-Point Photographs" and annual health checks must be stored in a digital folder (Cloud or Local) accessible to the property owner.
- **Property Transfer:** If 70 Hayman Crescent is sold, this **Timetable for Monitoring Programme** and all previous years' data MUST be transferred to the new owner. The 30-year BNG commitment is a legal charge on the land, not the individual.

H: Identification of Responsible Persons

1. **The Developer:** Responsible for the initial professional installation and the first 12 months of "Aftercare."
2. **The Landowner/Occupier:** Responsible for all management actions and costs from Year 2 through Year 30.

3. **Qualified Ecologist:** Appointed by the owner to conduct the BNG reconciliation reports and formal monitoring.

I: Routine Reporting and Reconciliation

The Council requires formal **Monitoring Reports** to be submitted at specific intervals.

- **Submission Schedule:** Years 1, 3, 5, 10, 20, and 30.
- **Reconciliation Calculations:** Each report must include a recalculated Biodiversity Metric. This mathematically proves that the "As-Built" habitat provides the promised units. If a tree has been removed or a hedge has failed, the report must specify "Remedial Actions" (e.g., additional planting) to bring the site back into BNG compliance.

Consultant Note: Failure to adhere to the reporting schedule or the replacement policy may result in a breach of planning condition, which can affect the future resale of the property.

By following the prescriptions for management, the annual works schedule, and this monitoring timetable, the development at 70 Hayman Crescent will successfully provide a lasting contribution to the local nature recovery network in Hayes.