



30-Year Habitat Management Plan (HMP)
70 Hayman Crescent, Hayes.
June 2026

Report by
Prof. Mohamed Kamel

105 Eade road London N4 1TJ
Email info@stone-brick.co.uk

Contents

BIODIVERSITY HABITAT MANAGEMENT PLAN (HMP)	2
1. Introduction & Purpose	2
1.1 Document Overview	2
1.2 Regulatory Context & BNG Performance	2
Section A: Detailed Description and Evaluation of Features	3
1. Native Hedgerow	3
2. Vegetated Garden (Lawns and Borders)	3
3. Faunal Connectivity Enhancements	3
Summary Table: Feature Evaluation for BNG	4
Section B: Management Objectives	4
Section C: Management Prescriptions (Years 1–30)	4
Prescription 1: Native Hedgerow Maintenance	5
Prescription 2: Vegetated Garden Maintenance (Lawns and Borders)	5
Prescription 3: Connectivity Infrastructure Audit	6
Section D: Monitoring, Reporting, and Contingency	6
1. Monitoring Schedule	6
2. Reporting to Local Planning Authority (LPA)	7

BIODIVERSITY HABITAT MANAGEMENT PLAN (HMP)

30-Year Management and Monitoring Strategy

1. Introduction & Purpose

1.1 Document Overview

This Habitat Management Plan (HMP) sets out the strategic management, monitoring, and prescription frameworks required to deliver and safeguard the long-term biodiversity enhancements for the site over a statutory **30-year period**.

1.2 Regulatory Context & BNG Performance

In accordance with the statutory requirements of the **Environment Act 2021**, all developments must demonstrate a minimum 10% Biodiversity Net Gain (BNG). Following the omission of the previously proposed tree canopy elements, the post-development landscape design relies entirely on the precise execution and enhancement of the soft landscaping and boundary features detailed below.

Through the rigorous implementation of this plan, the site achieves a **16.89% Net Gain**, successfully satisfying and exceeding the national planning policy criteria.

Section A: Detailed Description and Evaluation of Features

1. Native Hedgerow

- **Description:** A native species-rich boundary hedgerow designed to define site boundaries, enhance privacy, and act as a multi-tier ecological buffer.
- **Species Mix:** Dominant native species including *Crataegus monogyna* (Hawthorn), *Corylus avellana* (Hazel), and *Prunus spinosa* (Blackthorn).
- **Evaluation:** This feature provides critical nesting, foraging, and commuting infrastructure for local avian and small mammalian populations. It carries a Low-Medium BNG distinctiveness but holds high strategic value for ecological connectivity.

2. Vegetated Garden (Lawns and Borders)

- **Description:** Ground-level soft landscaping spanning a total area of **185.5 sqm**, consisting of integrated amenity lawns (modified grassland) and ornamental/native shrub borders.
- **Planting Style:** "Pollinator-First" approach. Borders and beds will feature a rich selection of high-nectar and pollen-yielding species such as *Lavandula* (Lavender), *Buddleja* (Butterfly Bush), and *Hebe*.
- **Evaluation:** Acting as the primary "foraging carpet" across the site's interior, these areas ensure sustained structural diversity and vital nectar sources for invertebrate species throughout the spring and summer months.

3. Faunal Connectivity Enhancements

- **Description:** Purpose-built pathways incorporated into site boundary structures (e.g., 13cm x 13cm ground-level access points).
- **Evaluation:** Though non-metric matching in terms of area, these features provide essential functional connectivity, linking local hedgehog (*Erinaceus europaeus*) and amphibian populations to the wider ecological network.

Summary Table: Feature Evaluation for BNG

Feature	BNG Distinctiveness	Condition Target	Primary Ecological Role
Native Hedgerow	Low - Medium	Good	Forage / Nesting / Commuting Corridors
Vegetated Garden	Low	Moderate	Pollinator Forage Carpet
Hedgehog Holes	N/A	Functional	Local Habitat Connectivity & Passage

Section B: Management Objectives

- **Objective 1:** Establish, densify, and maintain the Native Hedgerow to achieve and secure a **"Good"** condition category within the first 5 years, maintaining this standard through Year 30.
- **Objective 2:** Protect and cultivate the **185.5 sqm** of Vegetated Garden to a consistent **"Moderate"** condition, prioritizing floral diversity and minimizing monocultural grass dominance.
- **Objective 3:** Safeguard site permeability to ensure unrestricted movement for terrestrial wildlife across boundary lines.

Section C: Management Prescriptions (Years 1–30)

Prescription 1: Native Hedgerow Maintenance

- **Establishment Period (Years 1–3):** Ensure regular watering regimes during dry spells, maintain a 1-meter weed-free mulch circle at the base of new whips, and immediately replace any failed stock in the next planting season to ensure a minimum 95% survival rate.
- **Long-Term Pruning (Years 4–30):** Trim bi-annually or tri-annually in late winter (January–February) to avoid the bird nesting season. Pruning must be executed in an incremental A-shape format to maintain a dense base and prevent structural gaps.

Prescription 2: Vegetated Garden Maintenance (Lawns and Borders)

- **Objective:** Manage the remaining **185.5 sqm** of soft landscaping to a **"Moderate"** condition to secure the calculated BNG returns.
- **Mowing Regime:** To protect the ecological value of the modified grassland component, lawns must be mown **no more than 5 times per year**. This specific low-frequency regime allows low-growing native wildflowers within the mix to bloom, set seed, and support local pollinator communities.
- **Weed and Chemical Control:** Spot-treating or hand-weeding of aggressive, invasive weed species only. **No widespread chemical herbicides, pesticides, or chemical fertilizers** are permitted across the lawns or ornamental borders to prevent bioaccumulation and chemical run-off.
- **Border Management:** Prune ornamental shrubs (*Lavandula*, *Buddleja*, *Hebe*) annually post-flowering to encourage dense, bushy growth and maximized floral yields in subsequent seasons.

Prescription 3: Connectivity Infrastructure Audit

- **Clearance Review:** Biannual checks of all installed hedgehog access points to ensure they remain clear of leaf litter, debris, or structural blockages introduced by residents.

Section D: Monitoring, Reporting, and Contingency

1. Monitoring Schedule

Year	Target Feature	Monitoring Requirement	Trigger for Action
Years 1–5 (Annual)	Native Hedge-row	Check for structural gaps, disease indicators, and maintain a minimum 95% survival rate.	>5% deadwood identified or visible structural gaps forming.
Years 1–5 (Annual)	Vegetated Garden	Inspect flowering lawn mix coverage, species composition, and weed penetration.	Perennial rye or weed species dominating over 90% of the patch; clear absence of wild-flower blooms.
Years 10, 20, and 30	Whole Site Audit	Full professional ecological review to verify compliance with "Good" (hedgerow) and "Moderate" (garden) criteria.	Any drop below target BNG condition categories.

2. Reporting to Local Planning Authority (LPA)

- **Photographic Evidence:** Periodic, time-stamped photographic records capturing the establishment of the native hedgerow and the flowering cycles of the enhanced garden plots will be compiled and submitted to the Local Planning Authority (LPA) at specified monitoring intervals.
- **BNG Target Confirmation:** With tree assets omitted from the final landscape layout, this plan relies explicitly on the high-standard management of the remaining soft landscaping assets. When executed precisely to these specifications, the plan firmly achieves a **16.89% Net Gain**, fulfilling all local and national statutory planning obligations under the Environment Act 2021.