



30-Year Habitat Management Plan (HMP)

70 Hayman Crescent, Hayes.

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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 safeguard and maintain the site's soft landscaping features over the statutory 30-year period.

1.2 Regulatory Context & BNG Performance

In accordance with the statutory requirements of the Environment Act 2021, proposed developments must demonstrate biodiversity net gain compliance. Based on the official **Statutory Small Sites Metric** assessment for 70 Hayman Crescent, Hayes:

- **Baseline Biodiversity Score: 0.0531 Habitat Units** (comprising 150 m² Developed land/sealed surface, 260.5 m² Vegetated garden, and 5 m² Introduced shrub).
- **Post-Development On-Site Score: 0.0512 Habitat Units** (comprising 130 m² Developed land/sealed surface, 20 m² Artificial unvegetated surface, 250.5 m² Vegetated garden, and 15 m² Introduced shrub).
- **Net Unit Change: -0.0019 Habitat Units (-3.50% Net Change).**
- **Hedgerow & Watercourse Units: 0 Baseline / 0 Post-Development.**
- **BNG Compliance & Trading Assessment:** The current on-site layout results in a net deficit of **-0.0019 Habitat Units (-3.50%)** and fails the statutory trading rules for Low Distinctiveness habitats. To satisfy the statutory minimum **10% Biodiversity Net Gain target (0.0584 Target Units required)**, the scheme requires an additional **0.0072 Habitat Units** (via on-site habitat refinement, enhanced planting, or off-site unit contributions).

Section A: Detailed Description and Evaluation of Features

1. Vegetated Garden & Introduced Shrub (On-Site Soft Landscaping)

- **Description:** Ground-level soft landscaping spanning a total area of 265.5 m² post-development, consisting of 250.5 m² of **Vegetated Garden** and 15 m² of **Introduced Shrub** planting.
- **Planting Style:** "Pollinator-First" approach utilizing species rich in pollen and nectar (e.g., *Lavandula*, *Buddleja*, *Hebe*) alongside low-intensity flowering lawns.
- **Evaluation:** Categorized under the Statutory Metric as **Low Distinctiveness** broad urban habitats. These areas provide primary foraging ground and nectar sources for invertebrate species throughout the growing season.

2. Faunal Connectivity Enhancements

- **Description:** Purpose-built ground-level pass-through openings (e.g., 13 cm × 13 cm hedgehog highways) incorporated into all solid boundary fences and walls.
- **Evaluation:** Non-area linear features providing critical site permeability and linking local hedgehog (*Erinaceus europaeus*) and small faunal populations across adjacent suburban gardens.

Note on Boundary Hedgerows & Trees: No native hedgerows or urban trees are entered into the Metric baseline or post-development calculation sheets. Any supplementary linear screen planting implemented on-site serves as amenity boundary landscape rather than calculated linear BNG hedgerow units.

Summary Table: Feature Evaluation for BNG

Feature	Metric Habitat Classification	Area / Ex-tent	BNG Distinc-tiveness	Condi-tion Cat-egory	Primary Eco-logical Role
Vegetated Garden	Urban – Vege-tated garden	250.5 m ²	Low	Condi-tion N/A	Insect Forag-ing & Shelter
Introduced Shrub	Urban – Intro-duced shrub	15.0 m ²	Low	Condi-tion N/A	Pollinator Nectar & Berry Source
Sealed / Un-sealed Sur-faces	Urban – Devel-oped land / Artifi-cial surface	150.0 m ²	Very Low	Condi-tion N/A	Hardstand-ing / Built Footprint
Hedgehog Holes	Boundary Pass-Throughs	Site Bounda-ries	Non-Metric	Func-tional	Terrestrial Habitat Con-nectivity

Section B: Management Objectives

- **Objective 1:** Establish and maintain the 250.5 m² of **Vegetated Garden** and 15 m² of **Introduced Shrub** to optimal ecological function-ality, prioritizing structural floral diversity and prohibiting chemical inputs.
- **Objective 2:** Safeguard site boundary permeability by keeping all hedgehog access points clear and permanently functional.
- **Objective 3:** Achieve BNG regulatory compliance by securing the necessary **0.0072 Habitat Units** required to bridge the -3.50% unit deficit and meet the statutory +10% target.

Section C: Management Prescriptions (Years 1–30)

Prescription 1: Vegetated Garden & Shrub Maintenance (265.5 m²)

- **Mowing Regime:** To maximize ecological value, lawn areas must be mown no more than 5–6 times per year during the growing season. Cutting height should be kept at a minimum of 50 mm to allow low-growing broadleaf species (e.g., clover, self-heal, bird's-foot trefoil) to flower.
- **Chemical Restrictions:** Zero application of chemical herbicides, pesticides, or inorganic fertilizers across lawns and planting beds. Weed management must be conducted purely via spot hand-weeding or mulch applications.
- **Shrub Pruning:** Ornamental and introduced shrubs (*Lavandula*, *Buddleja*, *Hebe*) are to be pruned annually post-flowering to prevent woody legginess, maintain dense structural cover, and optimize seasonal blossom yields.

Prescription 2: Connectivity Infrastructure Maintenance

- **Biannual Audit:** Inspect all boundary fence hedgehog access holes (13 cm × 13 cm) twice yearly (Spring and Autumn) to remove accumulated leaves, soil, or garden debris.

Section D: Monitoring, Reporting, and Contingency

1. Monitoring Schedule

Period	Target Feature	Inspection / Monitoring Standard	Action Trigger
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Years 1–5 (Annual)	Vegetated Garden & Shrubs	Verify health, canopy cover, flower mix establishment, and absence of invasive weeds.	>15% bare ground or dominant weed infestation; plant dieback.
Years 1–5 (Annual)	Hedgehog Passages	Physical check of all boundary access points for structural clarity.	Blockage, siltation, or fence alteration.
Years 10, 20, and 30	Whole Site Review	Long-term ecological audit verifying soft landscaping integrity.	Habitat degradation or loss of soft landscape extent.

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 & Metric Resolution

- **Photographic Records:** Dated photographic logs capturing garden establishment and boundary permeability must be retained for local authority review.
- **Off-Site / Scheme Offset Strategy:** Because the present metric calculation yields **0.0512 Units** against a statutory target of **0.0584 Units** (-3.50% net change), the applicant must resolve the **0.0072 unit shortfall** (e.g., through targeted on-site planting upgrades or off-site habitat unit procurement) prior to final discharge of BNG planning conditions.