BRL design

30-Year Habitat Management Plan

Prepared to discharge Condition No 10

Proposed Nursery to Quba Masjid and Education Centre

Project: Change of Use to Quba Masjid and Education Centre (Nursery)

Client: Quba Masjid and Education Centre.

To be read with BRL Architects drawings / documents

DOCUMENT ISSUE / REVISION

Revision	Date	By	Notes
-	June 25	CTP	First Issue, for information

1. Introduction

This 30-Year Habitat Management Plan (HMP) is submitted in support of the discharge of **Condition 10** of the planning permission granted for the conversion of the upper storeys of the Quba Masjid and Education Centre into a nursery. The condition requires the submission of a written habitat management strategy to ensure the effective long-term maintenance and ecological performance of the green roof features associated with the development.

The HMP outlines the ecological value of the green roof areas, prescribes a structured approach to their management and enhancement, and sets out a monitoring and reporting framework over a 30-year period. The plan aligns with:

- **Policy EM7, DMEI 7, DMHB 14** of the Hillingdon Local Plan (2020)
- **Policy G6** of the London Plan (2021)
- The **Environment Act 2021 (Schedule 7A)**
- National Biodiversity Net Gain (BNG) principles and DEFRA guidance

2. Habitat Features to be Managed

Two biodiverse green roof areas are to be installed and maintained:

Roof Level	Description	Area (approx.)	System
First Floor	Relocated modular green roof	35 m^2	Wallbarn M-Tray® sedum/wildflower system
Fourth Floor	New modular green roof	35 m^2	Wallbarn M-Tray® sedum/wildflower system

These installations increases the **original 60 m^2** of green roof surface area and enhance its ecological value through improvements in plant diversity, habitat structure, and pollinator support.

Each roof system is comprised of pre-grown sedum and wildflower vegetation trays. The trays are installed over protective geotextile fleece and designed for non-penetrative placement on existing single ply membrane roofs.

3. Aims and Objectives

3.1 Aims

- Preserve and enhance biodiversity on-site through high-quality green roof habitats
- Achieve a measurable **biodiversity net gain** compared to pre-development condition
- Support pollinators and urban wildlife species year-round
- Ensure continued habitat function through structured long-term management

3.2 Objectives

- Sustain minimum 80% live vegetation coverage across green roof areas
- Maintain a diverse sedum and wildflower mix that supports invertebrates
- Prevent colonisation by invasive species
- Enhance habitat structural diversity (e.g., microhabitats)
- Deliver BNG outcomes through improvement in **habitat distinctiveness and condition**
- Implement scheduled monitoring and maintenance activities over 30 years

4. Management Operations

The following management operations will be carried out routinely and responsively:

Activity	Frequency	Description
Visual inspection	Twice annually (spring & autumn)	General health, weed check, surface integrity
Weed removal	As needed	Manual removal of invasive or self-seeded species
Replanting	As needed	Sedum plugs or tray replacement where bare patches exceed 20%
Substrate top-up	Every 10 years	To address settlement or compaction
Irrigation	Year 1 only, or during prolonged drought	Temporary irrigation to support establishment
Microhabitat maintenance	Annually	Clean and maintain insect hotels, replace deadwood or stone piles

Microhabitat features (insect hotels, small log piles, gravel patches) will be placed within riverstone margins and checked yearly for function and safety.

5. Prescriptions for Management Actions

- **Planting specification**: Wallbarn M-Tray® units with a sedum and wildflower mix including species such as *Sedum album*, *Sedum spurium*, *Thymus serpyllum*, *Achillea millefolium*, and *Leontodon autumnalis*.
- **Wildflower integration**: Trays will include flowering species that bloom from April to September to provide continuous nectar availability.
- **Soil and substrate**: Modular trays contain engineered, lightweight, peat-free substrate, monitored for depth and compaction every 5 years.

- **No chemicals**: Pesticides or herbicides will not be used unless invasive species threaten roof performance and only with written approval.
- **Vegetation coverage**: Minimum acceptable plant coverage is 80%. Any failed trays or plantings must be replaced within 1 month of identification.

6. Implementation and Works Schedule

Year	Task
1	Initial condition report, irrigation if required, confirm wildflower establishment
3	Visual inspection, minor infill planting, check microhabitats
5	Formal biodiversity review (BNG reconciliation), submit report to LPA
10	Full roof audit: check substrate level, replace trays as needed, maintenance report
20	Repeat biodiversity reconciliation, substrate top-up, review planting composition
30	Final report and legacy recommendations, confirm post-30-year handover strategy

7. Monitoring Framework

Monitoring is essential to ensure the plan delivers its aims. Monitoring activities will include:

- **Photographic surveys**: Taken from fixed points at least twice annually
- **Vegetation assessments**: Quantitative estimation of plant coverage, diversity, and signs of stress
- **Wildlife observations**: Evidence of pollinators (bees, hoverflies, butterflies) during spring/summer visits
- **Tray condition audit**: Checking for dislodged, damaged or degraded modules
- **Invasive species check**: Recording and immediate removal of any invasive colonisers

Monitoring data will be logged using a dedicated **Green Roof Inspection Template**, retained by Quba Masjid and Education Centre.

8. Monitoring Timetable and Reporting to LPA

Reports will be submitted to the Local Planning Authority at the following key intervals:

Year	Report Contents
1	Baseline condition report with photographs and description of features
3	Interim monitoring summary (inspection log, coverage data, species list)

Year	Report Contents
5	Full biodiversity reconciliation – compare habitat distinctiveness and condition to baseline
10	Audit of system health, vegetation status, and recommendations
20	Repeat of Year 10, with added substrate top-up and performance review
30	Final report on biodiversity performance, summary of lessons learned, and legacy handover plan

All reports will include:

- Inspection records and log sheets
- Photographs from fixed positions
- List of plant species present
- Summary of maintenance actions taken
- Biodiversity condition comparison using qualitative or metric-based method (DEFRA 4.0 or proxy)

9. Persons Responsible

The **Quba Masjid and Education Centre** (site owner and nursery operator) will be the lead responsible organisation for all aspects of implementation, inspection, and monitoring of this Habitat Management Plan.

Responsibilities include:

- Organising and logging maintenance
- Commissioning any required tray replacements or improvements
- Preparing and submitting reports to the Local Planning Authority
- Appointing a qualified ecologist or roof maintenance contractor at milestone years (5, 20, and 30)

10. Conclusion

This 30-Year Habitat Management Plan sets out a clear and robust framework for the ongoing management and ecological monitoring of the green roof systems installed as part of the nursery conversion project. Through a combination of design enhancement, structured maintenance, and long-term commitment to biodiversity, the development is positioned to exceed its baseline ecological condition and contribute positively to urban greening and wildlife support over the coming decades.