



HABITAT MANAGEMENT AND MAINTENANCE PLAN (HMMP)

NEW DWELLINGS : ADJ. FAIR VIEW HOLBEACH DROVE GATE HOLBEACH DROVE
SPALDING PE12 0PX

OCT 2025

H09-0205-25 Adj. Fair View Holbeach Drove Gate Holbeach Drove Spalding PE12 0PX

To be read in conjunction with soft landscaping specifications and landscaping management plan supplied within this application and drawing CON 01 A

Introduction

Site: Two new small dwellings on land adjoining Fair View, Holbeach Drove Gate, Holbeach Drove, Spalding PE12 0PX.

Purpose of Plan: To set out how the habitats on the site (existing retained habitat + newly created/enhanced habitat) will be managed and maintained to deliver the required biodiversity enhancements (including, if applicable, a biodiversity net gain) over a minimum 30-year period, in accordance with the HMMP guidance from Natural England / DEFRA.

Scope: The plan covers habitat creation/enhancement, ongoing maintenance, monitoring, reporting, adaptive management and end-of-30-years provisions.

Responsibilities: The site owners (2no) and the Local Planning Authority (LPA) or other responsible body will agree roles.

The site is a small site and as existing mainly laid lawn and gravel, the proposed use would be 2 small houses with gardens to the rear , a small planted area to the front with a tree and privet hedge to the front

There are no existing trees on the site that require protection, The existing boundary fence to the south provides protection to neighboring habitats / Gardens

As the dwellings are to be sold on the open market and not maintained by the applicant these documents will form part of the buyers pack to highlight the maintenance of the habitats on site and landscaping surrounding the site.

A BNG gain of over 10% has been provided as part of the Arbtech information supplied, a plan of the habitats below is provided



Baseline plan – as existing



Proposed habitat plan

Site location & context

- The site is located adjacent to Fair View, Holbeach Drove Gate, in the rural landscape of South Lincolnshire.
- Surrounding land appears to be agricultural fields, drainage ditches, hedgerows and rural dwellings.
- The site will incorporate two new dwellings; this plan assumes some retained natural features (e.g., hedgerows, boundary trees) and new habitat creation areas for the planted gardens and

Constraints & opportunities

- Opportunity to enhance the boundary hedgerows to improve connectivity.
- Opportunity to create native shrub understorey, new native tree planting, wildlife-friendly garden space and perhaps a small pond or water feature (subject to drainage and groundwater constraints).
- Maintenance responsibility across 30 years will require budget and clarity of ownership which will form the buyers pack of the sale of the dwellings
- Monitoring and reporting commitments, and a legal agreement may be required , this has been detailed in the supporting documents on the maintenance and specification of this low level landscaping and hedgerows proposed

Objectives

Over the 30-year period the management aims are:

1. Retain and enhance existing hedgerows and trees to improve condition (structure, native species richness, connectivity).
2. Create new native tree and shrub planting around the site boundary and within the gardens to provide habitat for birds, bats, invertebrates and small mammals.
3. Establish a wildlife-friendly garden/landscape zone around the dwellings (e.g., wildflower/sown meadow strip, native shrub planting, log piles, bat/bird boxes).
4. If feasible, create a small pond or water feature to support amphibians, aquatic invertebrates and as a biodiversity asset (subject to drainage/groundwater constraints).
5. Establish a maintenance regime that ensures the protected and created habitats are maintained in favourable condition, and that monitoring will demonstrate progress toward target conditions.

6. Adapt management over time, based on monitoring outcomes, to ensure habitat condition is achieved and maintained.
7. Secure the long-term management through the buyers information of the properties and aware of responsibilities of these habitats.

Habitat Creation and maintenance

Below is a schedule of the main habitat types and associated actions, by period.

Boundary Hedge to front

- Years 1-2: Undertake planting of native shrub understorey along existing hedgerow (species such as hawthorn, blackthorn, field maple, hazel, dog-rose). Replace any gaps. Protect new planting with guards.
- Years 2-5: Monitor new planting survival; replace dead plants in years 3-4 as required. Undertake formative pruning of trees, remove invasive species (e.g., non-native shrubs).
- Years 5-10: Aim to reach “moderate to good” condition of hedgerow (structure, species richness) by year 10. Apply hedgerow trimming on a 2-3 year cycle (winter trimming outside bird nesting season).
- Years 11-30: Continue trimming on a 2-3 year cycle, maintain tree component (selective thinning if required), monitor condition every 5 years.

New Native Tree and Shrub Planting in to front of site and to gardens where required

- Year 1: Plant 4 native trees (rowan) and clusters of native shrubs in peripheral garden zone at the front of the dwellings and rear of site , use tree protection cages where required
- Years 2-5: Establish watering regime for first 3 years; monitor survival; replace losses. Control competing grass/weeds.
- Years 6-15: Allow trees/shrubs to mature, prune as required for form, monitor canopy development and habitat value (nesting, bat roost potential).
- Years 16-30: Manage tree canopy for safe condition (survey for hazards), encourage natural deadwood retention (where safe) for invertebrates and fungi.

Wildlife-Friendly Garden Zone

- Year 1: Designate a wildlife zone within the garden/peripheral area (e.g., 10-15% of garden area) – sow native wildflower/grass seed mix suited to local soil and conditions in early spring; mark area.
- Year 2-3: Mow but retain one cut per year (early autumn) to allow seeded plants to flower and set seed; remove cuttings to reduce fertility. Monitor plant composition.
- Years 4-10: Move to an annual cut (autumn) regime, leaving 10-20% of area uncut for insect habitat and over-wintering. Introduce features such as log piles, insect-hotel, hedgehog shelter, bat/bird boxes.

- Years 11-30: Continue cut once a year (autumn) and leave refuge strip uncut. Monitor flora and adjust seed mix reseeding if undesirable species dominate. Maintain structural diversity (tall grasses + flower patches).

Invasive/non-native species control

- Years 1 onwards: At the outset carry out survey of invasive plant species (e.g., Himalayan balsam, Japanese knotweed, non-native trees/shrubs). Remove and treat as required.
- Years 2-30: Annual inspection for invasive species; remove as soon as detected; keep records of treatments/actions. Employ specialist surveyors if the need arises.

Monitoring & Reporting

- Baseline assessment (Year 0): Refer to Arbtech PEA survey for the existing hedgerows, trees, and the new planting area,
- Years 1-5: Annual visual inspections; at years 3 and 5 and photos if the LPA requires – photos
- Years 6-30: maintain and supply photos where required
- Include in reports: condition versus target, survival/replacement rates, issues encountered, remedial actions.
- At year 15: formal mid-term review of the management plan; adjust priorities if habitat targets not being met.
- At year 30: Final review, assess whether habitat condition targets have been met, propose ongoing management beyond year 30 or handover to successor body.

Target Conditions & Success Criteria

- **Hedgerows/Boundaries:** By year 10 hedgerows should achieve a structure/species richness broadly consistent with “moderate” condition under statutory biodiversity metric criteria.
- **New Planting:** Tree/shrub survival rate > 80% by year 5; by year 15 trees should be at a young mature stage (2–3 m+ height) offering nesting and roosting habitat.
- **Wildflower/Meadow Strip:** By year 5, wildflower/grass mix should include at least 20% native forbs (flowering plants) and fewer than 10% undesirable invasive grasses/weeds.
- **Pond (if present):** By year 10: Presence of at least two amphibian species (or colonisation), marginal vegetation established covering > 60% of pond edge; water quality suitable (no persistent algae bloom or dominance of non-native plants).
- **Invasive Species:** Zero untreated major invasive species present by year 3; ongoing control to keep below threshold.
- **Monitoring & Reporting:** 100% compliance with monitoring schedule; reports submitted on time; remediation actions implemented where targets not met.

Risk and Contingency Measures

- If new planting mortality is > 20% by year 3 then replacement planting in year 4, and investigate causes (soil, drainage, maintenance).
- If wildflower/grass mix is dominated by undesirable species by year 5, then reseed of a revised mix in year 6.
- If pond fails to colonise amphibians/invertebrates by year 10, then consider introduction (with licence) or modification (e.g., shading, increased marginal vegetation).
- If monitoring reveals that hedgerows are deteriorating (e.g., heavy shading, disease, invasive species) then undertake remedial thinning, additional planting, or adjust management frequency.
- If responsible body or land ownership changes, ensure that management responsibilities, budgets and contractual obligations transfer with the site (legal mechanism).

Roles & Responsibilities

- **Landowner/Developer:** ensure funding for creation and 30-year maintenance plan
- **Home owner/ end user :** review and update management plan as time develops and keep records of changes on the site

Budget & Funding (Indicative)

The improvement to the site is minor of grassed areas with a small linear hedgerow and some small trees , the budget and finance should be minimal

- Years 1-5: higher costs due to establishment (minor works of seeding , trees and hedgerow)
- Years 6-15: reduced costs but still annual inspections, replacement planting, vegetation management.
- Years 16-30: lower costs but must allow for periodic tree works, monitoring works and data collection every 3–5 years.

Review and Adaptive Management

- The plan will be reviewed formally at year 15 (mid-term) and again at year 30. This will be completed by the homeowners at the time , this should be done as a joint venture and updated to suit the homeowners
- Adaptive management: If monitoring indicates targets are not being met, the management regime will be adjusted (e.g., change cutting frequency, reseed, additional planting)
- Any changes to the plan to be documented, with justification, and submitted to the LPA/responsible body

Schedule summary :

Period	Key Actions
Years 1-2	Planting (hedgerows, trees, shrubs); create wildlife zone; establish monitoring baseline.
Years 3-5	Establishment phase: watering/maintenance of new planting; first full survey years; replace losses; begin wildflower management regime.
Years 6-10	Transition to long-term regime: hedgerow trimming 2-3 yr cycle; wildflower strip annual cut; pond margin management; monitoring every 3 yrs.
Years 11-15	Consolidation: trees maturing; maintain features; mid-term review at start of year 15; adjust plan if required.
Years 16-20	Continued long-term maintenance: mature tree canopy management, wildflower/meadow renewal if needed, survey at ~year 20.
Years 21-25	Monitoring every 5 yrs (year 25); maintain hedgerows, tree works, features; ensure fund still available.
Years 26-30	Final phase: survey year 30; assess success of habitat targets; prepare report and proposal for post-30-year management.

Monitoring Schedule

- **Baseline:** year 0 (prior to construction / planting).
- **Annual inspection:** years 1-5.
- **Formal surveys:** years 3, 5, 8, 11, 14, 17, 20, 25, 30 (i.e., every 3-5 years after year 5).
- **Reporting:** within 3 months of each survey; including progress towards targets, management actions taken, issues, and recommended actions and records kept on site (refer to recording and documentation section)
- **Mid-term review:** year 15.
- **Final review:** year 30.

Recording & Documentation

- Maintain a **Habitat Management Log**: date, action, person responsible, location, species planted, replacements, maintenance works, costs.
- **Monitoring Report Archive**: store all formal survey reports, with appendices of raw data, photographs, maps showing habitat condition.
- **Plan Revisions**: keep track of any amendments to this HMMP, with rationale and approval by LPA/responsible body.
- **Financial & Budget Records**: maintain records of budget, expenditure and funds reserved for long-term management.

Conclusion

This 30-year plan sets a clear framework for habitat creation, enhancement, management, monitoring and review for the site at Adj. Fair View. By following this regime, the aim is to deliver measurable biodiversity improvements (and support the planning obligations under reference H09-0205-25).

The habitats are private garden space and will be treated as such with no commercial activity on site and the information provided as part of this application should hold enough information and detail to allow the occupants to maintain the gardens for a minimum of 30 year period

