

30-Year Habitat Management and Maintenance Plan (HMMP)

18 Crossgate Lane, Pinchbeck, Spalding, PE11 3XW
Planning Application Ref: H14-0573-25
Decision Date: 19th September 2025
Prepared for: G & M Rentals Ltd
Prepared by: TAC Architects 30/09/2025

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1. Introduction

This document fulfils Condition 13 of planning approval H14-0573-25, requiring a 30-year Habitat Management and Maintenance Plan (HMMP) to secure the 18.33% Biodiversity Net Gain (BNG) demonstrated in the approved assessment.

2. Site Description & Baseline

Existing Habitats (Pre-Development)

Habitat Type	Area (m ²)	Condition
Developed Land (Sealed Surfaces)	249	N/A (No ecological value)
Vegetated Garden	74	Varies

Proposed Habitats (Post-Development)

Habitat Type	Area (m ²)	Target Condition
Vegetated Garden	89	Good (Native species mix)
Developed Land (Permeable Surfaces)	234	N/A

3. Management Objectives

- Retain and enhance vegetated garden habitats for 30 years.
- Maintain 18.33% net gain in line with the Statutory Biodiversity Metric (2024).
- Minimize intervention through low-maintenance, native planting.

4. Implementation Phases

Phase 1: Establishment (Years 0–2)

- Planting: Native shrubs/herbaceous species (e.g., lavender, foxgloves).
- Soil Protection: Ensure topsoil retention during construction.

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Phase 2: Maintenance (Years 3–30)

- Annual tasks: lawn cutting, light weeding, replacement of failed planting.
- Avoid introduction of invasive species.
- Retain hedgerows as wildlife habitat
- Update report sent across to the Council after significant mile stone (e.g., 1, 2, 5, 10 and 20 years).

5. Responsibilities

Party	Role
Developer	Install gardens, provide homeowners with maintenance guidance.
Homeowners	Ongoing garden care (weeding, replanting).
LPA	Reserved right to verify compliance if concerns arise.

6. Adaptive Management

- Remedial Actions: Replace failed planting with hardier native species.
- No LPA approval needed for minor adjustments (e.g., plant substitutions).

7. Plan Duration & Compliance

- 30-year commitment (2025–2055).
- Periodically reporting required (self-maintenance suffices other periods).

8. Conclusion

This HMMP provides a practical, low-intensity framework to secure the approved BNG. The plan reflects the site's limited ecological sensitivity while meeting all planning conditions.

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