

30-Year Habitat Management and Maintenance Plan (HMMP)

Land off Chaucer's Way, Spalding, Lincolnshire (PE11 1LH)
Planning Application Ref: H16-0514-25
Decision Date: 24th July 2025
Prepared for: Tulip-Fields Homes Ltd
Prepared by: TAC Architects 25/07/2025

1. Introduction

This document fulfills Condition 8 of planning approval H16-0514-25, requiring a 30-year Habitat Management and Maintenance Plan (HMMP) to secure the 40.36% Biodiversity Net Gain (BNG) demonstrated in the approved assessment.

The site comprises two semi-detached dwellings with associated gardens and parking. Current habitats are primarily developed land/sealed surfaces, with proposed 80m² of vegetated gardens to deliver net gain.

2. Site Description & Baseline

Existing Habitats (Pre-Development)

Habitat Type	Area (m ²)	Condition
Developed Land (Sealed Surfaces)	230	N/A (No ecological value)
Bare Ground	Site-wide	Cleared post-January 2020

Proposed Habitats (Post-Development)

Habitat Type	Area (m ²)	Target Condition
Vegetated Garden	80	Good (Native species mix)
Developed Land (Permeable Surfaces)	187	N/A

3. Management Objectives

- Retain and enhance vegetated garden habitats for 30 years.
- Maintain 40.36% net gain in line with the Statutory Biodiversity Metric (2024).
- Minimize intervention through low-maintenance, native planting.

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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.

Phase 2: Maintenance (Years 3–30)

- Annual Tasks: Weeding, replanting gaps, avoiding invasive species.
- 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).
- No reporting requirements (self-maintenance suffices).

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.