30-Year Habitat Management and Maintenance Plan (HMMP)

Land and Building at 1 Park Lane, Surfleet, Spalding, Lincolnshire
Planning Application Ref: H17-0004-26
Decision Date: 2 April 2026
Prepared for: Cedar Homes Ltd
Prepared by: TAC Architects
Date: 21 May 2026

1. Introduction

This 30-Year Habitat Management and Maintenance Plan (HMMP) has been prepared to discharge Condition 6 of planning permission H17-0004-26, granted by South Holland District Council for the demolition of the existing building and erection of two new dwellings at 1 Park Lane, Surfleet, Spalding.

Condition 6 requires a written 30-year HMMP to be submitted and approved before any vegetation clearance or commencement of development, whichever comes first. This HMMP sets out the aims, objectives, targets, phasing, management operations, works schedule, monitoring arrangements, responsible parties and adaptive management measures for the on-site habitats secured through the Biodiversity Gain Plan.

The HMMP is based on the Biodiversity Assessment prepared by HS Ecology, dated November 2025, and the Statutory Biodiversity Metric Small Sites Calculation Tool

for Park Lane, Surfleet, Spalding. The development achieves the required biodiversity net gain through on-site creation of vegetated domestic garden habitat.

2. Site Description and Baseline

The site comprises an existing residential building, hardstanding, gravel/decking areas, raised planters and boundary walls/fencing at 1 Park Lane, Surfleet. The site is located at the junction of Park Lane and Surfleet Road and has a total area of 425.2m2.

The baseline assessment recorded the site as being almost entirely developed or artificial habitat, with only a very small area of raised planters contributing biodiversity value. No invasive species listed on Schedule 9 were recorded, no notable or rare plant species were recorded, the site would not meet the criteria for a Local Wildlife Site, and the existing building was assessed as having negligible potential for roosting bats.

Existing Habitats (Pre-Development)

Habitat type	Area / length	Biodiversity unit value / note
Developed land, sealed surface and buildings	327.65m2	0 area habitat units
Artificial unvegetated, unsealed surface	91.58m2 in report text / 97.55m2 in summary table	0 area habitat units
Raised planters	5.97m2	0.0012 area habitat units
Brick wall	38.69m	0 linear habitat units
Timber fence	7.86m	0 linear habitat units

Proposed Habitats (Post-Development)

Habitat type	Area	Target / biodiversity value
Buildings and developed land sealed surface / patio	299.1m2	0 area habitat units
Vegetated garden	126.1m2	0.0243 area habitat units

The post-development habitat creation results in a net gain of approximately 0.0243 area habitat units, equating to a 1938.30% uplift above the very low baseline value.

No hedgerow or watercourse units are required because no such baseline units are present.

3. Management Aims, Objectives and Targets

The overarching aim is to secure and maintain the vegetated garden habitat shown in the approved post-development habitat position for a 30-year period.

- Create and retain at least 126.1m2 of vegetated domestic garden habitat across the development, in accordance with the Biodiversity Gain Plan and approved post-development habitat map/landscape layout.
- Ensure the soft landscaped areas are established successfully during the first two years following implementation.
- Maintain the vegetated garden habitat as functional domestic garden habitat with lawn, planting beds, shrubs and/or flowering perennials.
- Avoid the introduction or spread of invasive non-native species listed on Schedule 9 of the Wildlife and Countryside Act 1981.
- Avoid wholesale replacement of the approved vegetated garden areas with impermeable hardstanding or artificial grass.
- Provide future homeowners with clear management responsibilities so that the habitat is retained for the 30-year HMMP period.

4. Habitat Creation and Implementation

The vegetated garden habitat shall be implemented as part of the external works for the approved dwellings. Implementation shall include the following measures:

- Retain and reuse suitable site-won topsoil where practicable, or import clean, suitable topsoil where required.
- Prepare garden areas by removing construction debris, compacted sub-base, rubble and contamination unsuitable for planting.
- Provide lawn/turf or grass seed to the principal garden areas.
- Provide planting beds, shrubs, climbers and/or flowering perennials suitable for domestic garden conditions.
- Use native or wildlife-beneficial ornamental species where practicable, including nectar-rich and berry-producing plants.
- Avoid planting invasive species and avoid use of artificial grass as a substitute for the vegetated garden habitat counted within the metric.
- Ensure soft landscape areas are completed before occupation where seasonally practicable, or during the next suitable planting season if weather or construction sequencing prevents earlier implementation.

5. Management Operations and Works Schedule

Period	Management operation	Purpose / target
Construction to practical completion	Protect retained soil resources; prevent storage of rubble, cement washout, oils or pollutants on future garden areas; prepare garden areas for planting.	Ensure the future vegetated garden areas are capable of successful establishment.
At completion / first suitable planting season	Install lawn/seed/turf and planting beds/shrubs/perennials. Water newly planted areas as required.	Create the 126.1m2 vegetated garden habitat identified in the metric.
Years 0-2: Establishment	Regular watering during dry periods; weed control; replacement of failed planting; lawn establishment and cutting once established; check for settlement/compaction.	Secure successful establishment of the habitat and avoid loss of planted areas.
Years 3-5: Early maintenance	Routine garden maintenance including lawn cutting, light pruning, weeding and replacement of failed shrubs/perennials where necessary.	Maintain the approved garden habitat and prevent deterioration.
Years 6-30: Long-term maintenance	Continue normal domestic garden management; retain soft landscaped areas; avoid wholesale hard surfacing or artificial grass; replace planting losses with suitable alternatives.	Retain vegetated garden habitat for the 30-year management period.

6. Monitoring and Reporting

Monitoring shall be proportionate to the small scale and low ecological sensitivity of the site. The habitat target is the creation and retention of vegetated garden habitat as identified in the Biodiversity Gain Plan and metric.

Monitoring stage	Responsible party	Monitoring action
Completion / handover	Cedar Homes Ltd	Confirm that the soft landscaped garden areas have been implemented or are programmed for the next suitable planting season. Retain photographic evidence.
Year 1	Cedar Homes Ltd, unless plot has been sold; thereafter homeowner	Check establishment of lawn and planting. Replace failed planting during the next suitable planting season.

Year 2	Cedar Homes Ltd, unless plot has been sold; thereafter homeowner	Confirm establishment of the garden habitat and undertake remedial planting if required.
Years 5, 10, 20 and 30	Homeowner for each plot	Self-check that the soft landscaped garden areas remain in place and are being maintained as vegetated garden habitat.

Formal ecological monitoring reports are not considered necessary for this small domestic garden habitat unless requested by the Local Planning Authority following an identified compliance concern. Photographic records and homeowner maintenance records should be retained where reasonably practicable and made available to the Local Planning Authority upon request.

7. Responsibilities

Party	Responsibility
Cedar Homes Ltd	Responsible for implementing the approved soft landscaping and vegetated garden habitat prior to sale/occupation, or during the next suitable planting season where seasonal constraints apply. Responsible for providing purchasers with this HMMP or a homeowner summary of the relevant management requirements.
Individual homeowners for each plot	Responsible for the ongoing maintenance and retention of the vegetated garden habitat within their respective plot following sale/completion. Homeowners should avoid wholesale replacement of the approved soft landscaping with hardstanding or artificial grass.
TAC Architects / Agent	Responsible for preparing the HMMP for condition discharge. No ongoing management responsibility unless separately appointed.
South Holland District Council	May review compliance where concerns arise or where future development proposals could affect the approved habitat provision.

The developer should pass the relevant HMMP obligations to future plot owners through the sales/legal pack, homeowner information pack, covenant or equivalent mechanism so that each owner understands the need to retain and manage the vegetated garden habitat for the 30-year period.

8. Adaptive Management and Remedial Measures

If monitoring or routine observation identifies that the habitat is failing or has been damaged, the following adaptive management measures shall be used:

- Replace failed shrubs, perennials or planting beds during the next suitable planting season.
- Where plants repeatedly fail, substitute with hardier species suitable for the site conditions, prioritising native or wildlife-beneficial species where practicable.
- If lawn areas fail due to compaction or poor soil, relieve compaction, add suitable topsoil where necessary and reseed or returf.
- If invasive non-native species are identified, remove and dispose of them appropriately and prevent spread.
- If soft landscaped areas are unintentionally reduced, reinstate equivalent vegetated garden area within the same plot where practicable.

Minor plant substitutions or changes to domestic garden planting style shall not require Local Planning Authority approval provided the overall vegetated garden habitat area and function are retained. Any proposal that would materially reduce the approved vegetated garden habitat area should be discussed with the Local Planning Authority before implementation.

9. Plan Duration and Compliance

This HMMP shall apply for a period of 30 years from implementation of the post-development vegetated garden habitat. For practical purposes, the management period is expected to run from completion/occupation of the development and shall continue for 30 years thereafter.

Compliance will be achieved by implementing the vegetated garden habitat, transferring maintenance responsibilities to future homeowners, retaining the soft landscaped areas and undertaking remedial action where necessary.

10. Conclusion

This HMMP provides a proportionate and practical 30-year management framework for the on-site vegetated garden habitat created as part of the approved two-dwelling development at 1 Park Lane, Surfleet. The plan reflects the site's very low baseline ecological value, secures the post-development vegetated garden habitat relied upon in the metric, and sets out clear responsibilities for Cedar Homes Ltd and future plot owners.