

2026



Habitat Management & Monitoring Plan (HMMP) for the proposed 4-bedroom detached family home at the rear of 65 West Street, Warminster.

Habitat Management & Monitoring Plan (HMMP) : Land to the Rear of 65 West Street, Warminster

Project Reference: 2025J055 / 2025J059

Date: March 16, 2026

Site Area: 0.0585 ha

Proposed Development: 4-bedroom detached family home

This plan ensures that the created habitats (Native Hedgerow, Urban Trees, and Vegetated Garden) reach and maintain the "Moderate" condition required to secure the **13.85% Area Unit Gain** and **100% Hedgerow Unit Gain**.

1. Management Responsibility & Legal Certainty

- **Management Body:** The homeowner/occupier of the new dwelling.
- **Period of Plan:** 30 years (starting from completion of landscaping).
- **Legal Mechanism:** Secured via Planning Condition or Section 106 agreement as per the Environment Act 2021.

2. Habitat-Specific Management Prescriptions

2.1 Native Hedgerow (25m Length)

- **Target Condition:** Moderate.

- **Establishment (Years 1–3):** * Watering: Weekly during the growing season (April–Sept) if rainfall is less than 20mm.
 - Mulching: Maintain a 50cm weed-free mulch circle around the base of plants.
 - Replacement: Replace any dead or failing whips (1:1 ratio) in the next planting season.
- **Long-Term (Years 4–30):**
 - **Pruning:** Cut on a 2 or 3-year rotation to allow berry production (essential for winter birds).
 - **Timing:** Cutting must only occur in **January or February** to avoid bird nesting season and ensure late-winter forage remains available.
 - **Structure:** Maintain a height of at least 1.5m and a width of 1m to satisfy "Moderate" condition criteria.

2.2 Urban Trees (3 Small Native Trees)

- **Target Condition:** Moderate.
- **Establishment (Years 1–5):**
 - Stake and Tie Inspection: Check twice annually; loosen ties as the trunk expands to prevent girdling.
 - Formative Pruning: Remove dead, diseased, or crossing branches to promote a strong central leader.
- **Long-Term (Years 6–30):**
 - Crown lifting/thinning: Only as required for safety or light, ensuring the tree canopy remains healthy and provides nesting cover.

2.3 Vegetated Garden (397 m²)

- **Target Condition:** Poor/Moderate (Standard Garden).
- **Management:**
 - Incorporate at least 30% pollinator-friendly species (e.g., Lavender, Foxgloves).
 - Avoid the use of persistent pesticides/herbicides to protect soil invertebrates.

3. Monitoring and Reporting Schedule

Monitoring is required to verify that the habitats are progressing toward their target conditions.

Year	Monitoring Activity	Report Requirement
Year 1	Post-planting compliance check.	Photographs and confirmation of planting completion.
Year 2 & 5	Detailed condition assessment (by an ecologist).	Report to Wiltshire Council confirming "Moderate" condition trajectory.
Year 10, 20, 30	Long-term habitat stability review.	Photographic evidence of habitat persistence.

4. Adaptive Management & Contingency

Adaptive management allows the plan to change if the habitats are not meeting their targets.

Risk Identified	Trigger	Remedial Action
Hedgerow Failure	>10% of whips die in Year 1 or 2.	Conduct soil testing; replace with more drought-tolerant native species.
Pest/Disease	Evidence of Ash Dieback or similar.	Remove affected plants and replace with a resistant native alternative (e.g., Hazel or Hornbeam).
Invasive Species	Presence of Buddleja or Japanese Knotweed.	Implement immediate professional eradication program.

5. Secondary Ecological Features (Non-Metric)

While not part of the unit calculation, these features are critical for the site's "Ecological Function":

- **Hedgehog Highways:** Ensure the 13cm x 13cm gaps in boundary fences remain clear of debris.
- **Bird/Bat Bricks:** Annual external visual inspection (from ground level) to ensure entry points are not blocked by vegetation or debris.

6. Summary for Planning Compliance

The delivery of this HMMP ensures that the **0.1332 Area Units** and **0.0500 Hedgerow Units** are not just theoretical but are sustained for the full 30-year lifecycle of the development, meeting the Wiltshire Council BNG requirements and the statutory Small Sites Metric standards.

