

BIODIVERSITY GAIN PLAN

47 SWEETCROFT LANE

PROPERTY ADDRESS

**47 SWEETCROFT LANE
LONDON
UB10 9LE**

DATE

SEPTEMBER 2026

PREPARED BY

EAL Consult

CONTENTS

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	5
3. SITE DESCRIPTION.....	7
4. LEGISLATIVE AND PLANNING CONTEXT	9
5. BIODIVERSITY GAIN OBJECTIVES	10
6. SITE AND ECOLOGICAL CONTEXT.....	12
7. BASELINE BIODIVERSITY	14
8. POST DEVELOPMENT BIODIVERSITY AND BNG DELIVERY	16
9. HABITAT CREATION AND ENHANCEMENT STRATEGY	19
10. HABITAT MANAGEMENT AND MONITORING PLAN	22
11. SUCCESS CRITERIA	28
12. MONITORING METHODOLOGY.....	31
13. IMPLEMENTATION, RESPONSIBILITIES AND REPORTING	34
14. CONCLUSION	36
15. CONDITION 12: COMPLIANCE SCHEDULE.....	37
16. APPENDICES.....	39

1. EXECUTIVE SUMMARY

This Biodiversity Gain Plan (BGP), incorporating a 30-Year Habitat Management and Monitoring Plan (HMMP), has been prepared for the approved development at 47 Sweetcroft Lane, Hillingdon, UB10 9LE.

Planning permission was granted by the London Borough of Hillingdon under application reference 15756/APP/2024/3112 for the demolition of the existing dwelling and erection of a two-storey, six-bedroom dwelling incorporating a basement, together with associated access, hard and soft landscaping and external amenity areas.

The purpose of this BGP is to demonstrate how the biodiversity measures associated with the development will be implemented, managed and monitored in accordance with the statutory Biodiversity Net Gain (BNG) requirements and the requirements of the planning permission.

The site comprises an existing residential plot containing built development and hardstanding together with lawn, garden vegetation, established trees, hedgerows and boundary vegetation. The development retains the substantial majority of the existing tree resource, with 29 of the 31 surveyed trees retained, supplemented by new tree, hedgerow, shrub and herbaceous planting and the creation of a new ornamental pond.

The proposed on-site biodiversity measures include:

- Retention and protection of existing trees and established boundary vegetation;
- Retention and enhancement of existing garden vegetation;
- New tree planting;
- New ornamental hedgerow planting;
- New shrub and herbaceous planting;
- Replacement of areas of existing hardstanding with soft landscaping;
- Creation and long-term management of an ornamental pond; and
- Provision of dedicated ecological enhancement features comprising 2 no. bat bricks, 2 no. bee bricks, 2 no. swift bricks and 1 no. hedgehog nest box.

The Biodiversity Net Gain Assessment identifies separate outcomes for area habitat units and hedgerow units. The proposed on-site measures result in a -14.39% change in area habitat units, meaning that the statutory 10% requirement cannot be achieved entirely within the application boundary. The proposed hedgerow measures achieve an 11.89% increase in hedgerow units, thereby exceeding the required 10% gain for this unit type.

The residual area habitat-unit requirement will therefore be addressed through registered off-site biodiversity provision. The BNG Assessment identifies the proposed off-site provision as the creation of Lowland Meadow habitat at Woodoaks Farm Habitat Bank, Rickmansworth (BGS-270825001), located within the same National Character Area. Following inclusion of the identified off-site measures, the development is calculated to achieve an overall 10.04% Biodiversity Net Gain in habitat units. Evidence confirming allocation of the required off-site biodiversity units will accompany the BGP as required by the Local Planning Authority.

This BGP incorporates a 30-year Habitat Management and Monitoring Plan for the on-site habitats and biodiversity features. The HMMP establishes habitat-specific management prescriptions, an annual works programme, measurable success criteria, monitoring procedures, responsibilities for implementation and procedures for remedial and adaptive management.

Formal BNG monitoring will be undertaken in Years 1, 3, 5, 10, 20 and 30, with monitoring reports provided to the London Borough of Hillingdon. Monitoring will assess habitat establishment,

extent and condition against the approved BGP and Statutory Biodiversity Metric and will include biodiversity reconciliation calculations at each formal reporting stage. Where monitoring identifies that the intended habitat objectives are not being achieved, appropriate remedial and adaptive management will be implemented.

The off-site Lowland Meadow habitat does not form part of the on-site HMMP contained within this document and will instead be subject to the separate long-term management and monitoring arrangements applicable to the registered off-site biodiversity gain site.

Through the combined delivery of the on-site habitat measures, long-term management and monitoring commitments and secured off-site biodiversity provision, the development will provide the framework necessary to deliver and maintain the biodiversity outcomes identified within the Biodiversity Net Gain Assessment over the statutory 30-year period.

2. INTRODUCTION

a. Purpose of this Document

This Biodiversity Gain Plan (BGP), incorporating a 30-Year Habitat Management and Monitoring Plan (HMMP), has been prepared in relation to the approved development at 47 Sweetcroft Lane, Hillingdon, UB10 9LE.

Planning permission was granted by the London Borough of Hillingdon under application reference 15756/APP/2024/3112 on 16 January 2026 for:

“Demolition of existing house and erection of a two storey, new build house consisting of 6no. bedrooms with a basement (Amended plans and description).”

The purpose of this BGP is to set out how the development will deliver the required Biodiversity Net Gain (BNG), including the implementation, management and monitoring of the on-site habitats and the use of off-site biodiversity gains where the statutory 10% requirement cannot be achieved entirely within the development site.

This document should be read alongside the Biodiversity Net Gain Assessment and associated Statutory Biodiversity Metric, Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA), Arboricultural Impact Assessment and associated tree protection information, approved landscape proposals, and other relevant approved plans and documents.

b. Biodiversity Gain Requirement

The development is subject to a planning condition requiring the submission and approval of a Biodiversity Gain Plan prior to commencement. The condition requires the BGP to demonstrate compliance with the 10% Biodiversity Net Gain requirement and to include a baseline biodiversity assessment using the DEFRA Biodiversity Metric.

The condition additionally requires an on-site enhancement and 30-year Habitat Management Plan, including habitat creation, species protection, ongoing management, management objectives and prescriptions, an annual works schedule, monitoring arrangements, responsibilities for implementation and monitoring, and reporting to the London Borough of Hillingdon.

Monitoring and reporting to the Council is required in Years 1, 3, 5, 10, 20 and 30, including biodiversity reconciliation calculations at each reporting stage.

Where the required 10% BNG cannot be achieved on site, the condition also requires confirmation of the purchase/allocation of appropriate off-site biodiversity gains or statutory biodiversity credits, including evidence of the relevant transaction or allocation.

The approved Biodiversity Gain Plan is subsequently required to be adhered to throughout implementation of the development and delivery of the biodiversity measures.

c. Scope of the Plan

This Biodiversity Gain Plan therefore provides:

- A description of the development and ecological context of the site;
- A summary of the pre-development biodiversity baseline;
- Details of the proposed post-development habitats and biodiversity enhancements;
- The approach to achieving the required Biodiversity Net Gain through on-site and off-site measures;
- Habitat creation and establishment requirements;
- Management objectives and prescriptions for retained, enhanced and newly created on-site habitats;
- A 30-year programme of habitat management;
- Monitoring methodologies and performance criteria;
- Procedures for remedial and adaptive management where habitat objectives are not being achieved;
- Monitoring and reporting requirements for Years 1, 3, 5, 10, 20 and 30; and
- Responsibilities for implementation, management, monitoring and reporting.

The management prescriptions within this document relate to the on-site habitats and biodiversity features at 47 Sweetcroft Lane. The separately secured off-site habitat units will be subject to the management and monitoring arrangements associated with the relevant registered off-site biodiversity gain site.

3. SITE DESCRIPTION

a. Site Location and Existing Site

The site is located at 47 Sweetcroft Lane, Hillingdon, UB10 9LE, within the administrative area of the London Borough of Hillingdon.

The application site extends to approximately 1,854 m² and comprises a backland residential plot on the southern side of Sweetcroft Lane. Prior to development, the site contained a detached single-family dwelling, associated parking and private amenity space, together with ancillary outbuildings.

The site is accessed by a relatively narrow driveway between neighbouring residential properties. The surrounding area is predominantly residential, while Hillingdon Court Park lies immediately to the south. The Council's committee report identifies the park as a Nature Conservation Site of Grade II Borough Importance and part of the Green Belt. The application site is also subject to Tree Preservation Order TPO 32a.

b. Existing Ecological Features

The Preliminary Ecological Appraisal describes the site as comprising a long hard-surfaced driveway bordered by mature cherry laurel hedging, leading to a hard-surfaced parking area, small lawn, detached garage, timber structures, existing dwelling and rear garden.

The rear garden comprises hardstanding immediately behind the dwelling, lawn containing non-native trees, timber structures and mixed trees and hedgerows along the site boundaries.

The PEA/PRA concluded that no protected habitats or protected species were identified on the site and that no additional surveys were required prior to determination. It nevertheless identified opportunities to incorporate ecological enhancements into the development and recommended mitigation measures to avoid impacts upon passing/foraging bats and nesting birds.

The BNG Assessment similarly records that the site is not within, or within 1 km of, a nationally or internationally designated SSSI, SPA, SAC or Ramsar site and identifies no priority or irreplaceable habitats within the application site.

c. Existing Trees and Vegetation

Trees and established boundary vegetation represent an important component of the existing green infrastructure of the site.

The arboricultural assessment surveyed 31 trees, of which 29 are to be retained. Two trees, assessed as Category C and Category U, require removal to facilitate the development. The Council considered these trees to be of comparatively low arboricultural value and raised no objection to their removal. Additional crown works and pruning are also proposed to retained vegetation.

The proposed landscape scheme provides replacement and additional planting to supplement the retained vegetation. The Council's assessment specifically notes the retention of 29 of the 31 surveyed trees together with additional tree planting, front garden soft landscaping and provision of a pond within the rear garden.

Tree retention, protection and associated works are additionally controlled by the planning permission, which requires the development to be undertaken in accordance with the approved Arboricultural Method Statement, Impact Assessment and Tree Protection Plan.

d. Proposed Development

The development comprises the demolition of the existing dwelling and construction of a new two-storey, six-bedroom dwelling incorporating a basement, together with associated access, hard and soft landscaping and external amenity areas.

The BNG Assessment records that the proposed building and paved areas will occupy a broadly similar footprint to the existing built and hard-surfaced areas. However, areas of existing paving within the front and rear of the site are proposed to be removed and replaced by soft landscaping, including shrub and hedge planting and a small ornamental pond.

The existing vegetated garden is also proposed to be retained and enhanced where appropriate.

The approved landscape proposals include retained/rejuvenated lawn and orchard planting, retained mature boundary vegetation, new trees, new ornamental hedging and extensive shrub and herbaceous planting. Planting beds are specified to incorporate species providing pollen, nectar and fruit, thereby increasing their value to wildlife.

4. LEGISLATIVE AND PLANNING CONTEXT

a. Introduction

This Biodiversity Gain Plan has been prepared to support compliance with the statutory Biodiversity Net Gain requirements introduced under Schedule 7A of the Town and Country Planning Act 1990.

The development has been designed to ensure biodiversity is considered throughout the planning, construction and post-construction management process.

b. Mitigation Hierarchy

The landscape proposals have been developed in accordance with the recognised mitigation hierarchy by:

1. Avoiding unnecessary impacts on existing ecological features where practicable.
2. Minimising unavoidable ecological impacts during construction through appropriate working methods.
3. Restoring disturbed areas following completion of construction.
4. Enhancing biodiversity through habitat creation and ecological landscaping.

This sequential approach ensures biodiversity has been integrated into the design of the development from the outset.

c. Biodiversity Net Gain

The accompanying Biodiversity Net Gain Assessment demonstrates how biodiversity units have been calculated using the Statutory Biodiversity Metric.

This Biodiversity Gain Plan explains how those habitats identified within the Metric will be delivered on site and subsequently managed to achieve the target habitat condition.

The management prescriptions contained within this document are intended to ensure that the habitats recorded within the Metric remain consistent with those assessed during the planning process throughout the statutory management period.

d. Objectives of Long-Term Habitat Management

The principal objectives of habitat management are to:

- Ensure all proposed habitats establish successfully;
- Maintain habitat condition at or above that assumed within the Biodiversity Metric;
- Maximise ecological diversity through appropriate management;
- Minimise the establishment of invasive or undesirable vegetation;
- Ensure replacement planting where failures occur;
- Maintain healthy tree establishment;
- Provide continuity of habitat throughout the management period; and
- Demonstrate successful biodiversity delivery through periodic monitoring.

5. BIODIVERSITY GAIN OBJECTIVES

a. Overall Objective

The principal objective of this Biodiversity Gain Plan is to ensure that the development delivers the biodiversity outcome identified within the Statutory Biodiversity Metric and that the relevant on-site habitats are established, managed and monitored for the required 30-year period.

The BNG strategy follows the biodiversity gain hierarchy by seeking to retain existing ecological features where practicable, enhance retained habitats, create additional habitats within the development site and, where the required habitat-unit gain cannot reasonably be delivered entirely on site, secure registered off-site biodiversity gains.

b. Biodiversity Net Gain Outcome

The Biodiversity Net Gain Assessment identifies separate outcomes for area habitat units and hedgerow units. The assessment concludes that the proposed development will deliver an 11.89% increase in hedgerow units on site.

For area-based habitat units, the proposed on-site measures result in a -14.39% change, meaning that the statutory 10% habitat-unit requirement cannot be delivered entirely within the application boundary.

The residual habitat requirement is therefore proposed to be addressed through off-site habitat creation. With the identified off-site measures included, the development is calculated to achieve an overall 10.04% Biodiversity Net Gain in habitat units.

Accordingly, the BNG strategy comprises two complementary elements:

- **On-site delivery:** retention, enhancement and creation of habitats within the application site, including new hedgerow, shrub and tree planting and other landscape/ecological enhancements.
- **Off-site delivery:** allocation of sufficient registered off-site biodiversity units to address the residual habitat-unit requirement and achieve at least the statutory 10% gain.

The BNG Assessment identifies the proposed off-site provision as the creation of Lowland Meadow habitat at Woodoaks Farm Habitat Bank, Rickmansworth (BGS-270825001), within the same National Character Area.

Evidence confirming the final allocation of the required off-site biodiversity units to the development will accompany the Biodiversity Gain Plan where required by the Local Planning Authority.

c. Biodiversity Objectives

The specific biodiversity objectives for the development are to:

1. Retain and protect existing trees and established boundary vegetation where identified for retention.
2. Establish the proposed new trees, hedgerows, shrubs and other soft landscape planting successfully.
3. Maintain and enhance the ecological function of the site's garden and boundary habitats.
4. Increase the extent and quality of vegetated areas where practicable, including replacement of areas of existing hardstanding with soft landscaping.
5. Provide planting capable of supplying nectar, pollen, fruit, shelter and other resources for wildlife.
6. Maintain the habitats used within the Statutory Biodiversity Metric at, or above, their specified target condition throughout the 30-year BNG period.
7. Incorporate additional biodiversity features recommended through the ecological assessment.
8. Prevent avoidable impacts upon retained habitats and wildlife during construction and subsequent management.
9. Implement remedial or adaptive management where monitoring demonstrates that the specified habitat condition or BNG objectives are not being achieved.
10. Secure the required off-site biodiversity units to ensure that the development delivers the overall statutory BNG requirement.

6. SITE AND ECOLOGICAL CONTEXT

a. Ecological Context

47 Sweetcroft Lane is located within an established urban residential environment characterised by detached dwellings, private gardens, mature trees and boundary vegetation.

Although the site itself is predominantly of relatively low ecological value, its trees, garden vegetation and boundary planting provide local habitat structure and potential ecological connectivity through the surrounding residential landscape.

The southern boundary of the site adjoins Hillingdon Court Park, which the Council identifies as a Nature Conservation Site of Grade II Borough Importance. Retention and appropriate management of boundary vegetation are therefore particularly relevant to maintaining the site's relationship with the surrounding green infrastructure.

The BNG Assessment identifies no priority or irreplaceable habitats within the site and records that the development is not expected to affect nearby priority habitats given their distance from the development and the scale of the proposals.

b. Protected Species

The PEA and PRA undertaken for the development did not identify protected habitats or protected species within the site and concluded that further protected-species surveys were not required prior to determination.

Nevertheless, the ecological assessment identifies appropriate precautionary measures in relation to foraging/passing bats and nesting birds, together with opportunities to enhance the site for wildlife.

The BNG Assessment records the recommended provision of the following ecological enhancement features:

- 2 no. bat bricks;
- 2 no. bee bricks;
- 2 no. swift bricks; and
- 1 no. hedgehog nest box.

These measures should be incorporated into the development in accordance with the ecological recommendations and retained thereafter as biodiversity enhancement features. Detailed species protection and ecological mitigation measures are set out in Section 9(h).

c. Trees and Boundary Vegetation

Existing trees, hedges and other boundary vegetation provide the principal established vegetated structure within the site.

The development seeks to retain the substantial majority of the surveyed trees, with 29 of the 31 trees retained. New tree and landscape planting will supplement this retained vegetation.

The proposed landscape plan includes, amongst other planting:

- *Carpinus betulus* boxhead trees;
- Pleached *Ilex* 'Nellie Stevens';
- *Betula albosinensis* 'Fascination';
- *Prunus lusitanica* 'Angustifolia';
- *Ilex crenata* hedging;
- *Prunus laurocerasus* 'Rotundifolia' hedging; and
- Mixed shrub, herbaceous perennial, grass and fern planting.

The landscape proposals specifically identify ornamental planting incorporating species of value to wildlife and pollinators.

Retained trees and vegetation will be protected during construction in accordance with the approved arboricultural documentation and the relevant planning condition.

d. Relationship Between On-site and Off-site BNG

The proposed landscaping and habitat enhancement measures make an important contribution to the ecological quality of the completed development. However, the Statutory Biodiversity Metric demonstrates that the required increase in area habitat units cannot be achieved wholly within the application site.

The on-site habitat measures result in a calculated -14.39% change in habitat units, whereas hedgerow provision achieves an 11.89% gain. The remaining habitat-unit requirement is therefore addressed through registered off-site habitat creation, resulting in a calculated overall habitat gain of 10.04%.

The on-site and off-site components should consequently be treated separately for long-term management purposes.

This HMMP will establish the management, monitoring and remedial measures necessary for the on-site habitats and ecological features within 47 Sweetcroft Lane. Management of the off-site Lowland Meadow habitat will be undertaken in accordance with the legally secured management arrangements applicable to the registered biodiversity gain site.

This approach ensures that the management responsibilities placed upon the owner/occupier of 47 Sweetcroft Lane are limited to habitats and biodiversity features within their control, while the separately secured off-site biodiversity units remain subject to the appropriate long-term habitat-bank management and monitoring arrangements.

7. BASELINE BIODIVERSITY

a. Baseline Assessment

The pre-development biodiversity baseline for the site has been established through the Biodiversity Net Gain Assessment, supported by the Preliminary Ecological Appraisal (PEA), Preliminary Roost Assessment (PRA), Arboricultural Impact Assessment and associated site information.

The PEA/PRA describes the site as comprising a long hard-surfaced driveway bordered by mature cherry laurel hedging, leading to a hard-surfaced parking area, small lawn, detached garage, timber structures, the existing dwelling and rear garden. The rear garden comprises hardstanding immediately behind the dwelling, lawn containing non-native trees, additional timber structures and mixed trees and hedgerows along the site boundaries.

The BNG Assessment consequently characterises the existing site as having relatively low overall biodiversity quality, with substantial sealed surfaces towards the northern part of the site and a vegetated garden to the south incorporating established trees and boundary vegetation.

No priority or irreplaceable habitats have been identified within the application site.

b. Existing Habitat Features

The principal pre-development habitat features comprise:

Baseline Feature	Description
Existing buildings	Existing residential dwelling and associated structures
Hardstanding	Existing driveway, parking areas and paved/hard-surfaced areas
Vegetated garden	Existing residential garden comprising principally lawn and ornamental vegetation
Individual trees	Established trees distributed throughout the site and around its boundaries
Boundary vegetation	Existing hedges and mixed vegetation, including mature cherry laurel
Ornamental/non-native vegetation	Existing garden trees, shrubs and associated ornamental planting

The existing trees and boundary vegetation provide the principal established habitat structure within the site and contribute to local ecological connectivity through the surrounding residential gardens and towards Hillingdon Court Park to the south.

The arboricultural assessment identified 31 trees, with the development requiring the removal of two trees and the retention of the remaining 29. The Council's assessment records the two trees proposed for removal as Category C and U and therefore of comparatively low arboricultural value. The Council accepted their removal subject to protection of the retained trees and implementation of the landscape proposals.

c. Protected and Notable Species

The PEA/PRA did not identify protected habitats or evidence of protected species requiring additional survey work prior to determination.

Nevertheless, the existing trees, hedgerows and garden vegetation have the potential to provide general opportunities for urban wildlife, particularly nesting birds and foraging or commuting bats. Precautionary mitigation is therefore required during vegetation clearance and construction.

The ecological assessment also identifies opportunities to improve the value of the completed development for bats, birds, bees and hedgehogs through purpose-designed enhancement features.

d. Baseline Habitat Value

The biodiversity value of the pre-development habitats has been calculated through the Statutory Biodiversity Metric accompanying the BNG Assessment.

The detailed Metric should remain the definitive source for individual habitat areas, condition assessments, distinctiveness, strategic significance and baseline biodiversity units. This BGP does not seek to recalculate or alter those values.

The baseline habitat plan contained within the BNG Assessment should therefore be read alongside this section as the spatial record of the pre-development habitats.

8. POST DEVELOPMENT BIODIVERSITY AND BNG DELIVERY

a. Proposed Habitat Framework

The post-development landscape has been designed to retain a substantial proportion of the existing green infrastructure while introducing new soft landscaping and biodiversity features. Although the replacement dwelling and associated paved areas occupy a broadly similar footprint to the existing built development, the BNG Assessment records that substantial areas of existing front and rear hardstanding will be replaced by new planting.

The proposed habitat framework includes:

- Retention and rejuvenation of existing garden lawn;
- Retention and management of existing orchard trees;
- Retention of established boundary trees, hedges and shrubs;
- Additional tree planting;
- New ornamental hedgerow planting;
- New shrub and herbaceous planting;
- Removal of areas of existing hardstanding in favour of soft landscaping;
- Provision of a new ornamental pond; and
- Installation of additional wildlife enhancement features.

The BNG Assessment identifies the enhancement and expansion of the existing vegetated garden together with new hedgerow and shrub planting as the principal on-site biodiversity measures.

b. Proposed Trees

The landscape scheme provides substantial new tree planting in addition to the retained tree stock. The proposed planting schedule includes 4 *Carpinus betulus*, 5 pleached *Ilex* 'Nellie Stevens', 3 *Betula albosinensis* 'Fascination' and 1 *Prunus lusitanica* 'Angustifolia', alongside specimen shrub planting. The landscape plan also identifies retained/rejuvenated orchard trees and retained mature boundary vegetation. New trees will be established and maintained to ensure their long-term survival and contribution to habitat structure, ecological connectivity and landscape character.

c. Hedgerow and Shrub Planting

New hedgerow planting forms an important component of the post-development habitat provision. The landscape proposals include ornamental hedging using *Ilex crenata* and *Prunus laurocerasus* 'Rotundifolia', together with extensive mixed shrub and herbaceous planting. The planting schedule specifies ornamental planting containing species of value to wildlife and pollinators. The wider planting palette includes flowering and fruiting species intended to provide seasonal resources and structural diversity within the garden.

The Statutory Biodiversity Metric calculates an 11.89% increase in hedgerow units, thereby exceeding the required 10% BNG threshold for this habitat unit type.

d. Grass and Garden Areas

Existing lawn areas identified for retention will be rejuvenated and maintained as part of the completed landscape. Where new turf is required, the landscape specification identifies a general landscape turf mix comprising perennial ryegrass, strong creeping red fescue and chewings fescue. Proposed turf areas are to be established over a minimum 150 mm depth of suitable free-draining topsoil prepared to an appropriate tilth. Management of these areas will seek to maintain healthy vegetative cover while avoiding unnecessary chemical treatment and preventing degradation of adjoining habitat features.

e. Ornamental Pond

A small ornamental pond is proposed within the rear garden as part of the landscape enhancements. The pond should be established and maintained as a permanent landscape and biodiversity feature, with management designed to maintain water quality and associated vegetation while avoiding excessive shading, accumulation of organic material and colonisation by invasive non-native aquatic plants.

Importantly, the proposed pond is a post-development feature. The Council's committee report specifically identified an error in an earlier version of the Metric in which a pond had been included in the pre-development calculation despite there being no existing pond on the site. The Council confirmed from its site visit and photographic evidence that no pond existed within the application boundary at that time. The current BGP therefore treats the pond solely as a newly created post-development feature, avoiding repetition of the discrepancy identified during determination.

f. Faunal Enhancement Features

In addition to habitat creation and planting, the ecological recommendations identify the provision of:

- 2 no. bat bricks;
- 2 no. bee bricks;
- 2 no. swift bricks; and
- 1 no. hedgehog nest box.

These features should be installed in suitable locations in accordance with the ecological recommendations and retained thereafter. Their installation should be recorded photographically and their locations incorporated into the post-construction ecological record to facilitate subsequent monitoring.

g. On-Site BNG Outcome

The BNG Assessment calculates the following on-site outcomes:

Biodiversity Measure	On-site Outcome
Habitat units	-14.39%
Hedgerow units	11.89%

The development therefore achieves the required gain for hedgerow units on site but does not achieve the statutory 10% requirement for area habitat units solely within the development boundary. The BNG Assessment accordingly applies the Biodiversity Gain Hierarchy and proposes off-site habitat provision to address the residual deficit.

h. Off-Site Biodiversity Gain

The BNG Assessment identifies the required off-site provision as biodiversity units generated through the creation of Lowland Meadow at Woodoaks Farm Habitat Bank, Rickmansworth, identified by the BNG Assessment as BGS-270825001 and located within the same National Character Area.

Following inclusion of the off-site measures, the development is calculated to achieve an overall 10.04% net gain in habitat units. The final BNG submission will include the appropriate evidence confirming that the required off-site biodiversity units have been allocated to the development, in accordance with the requirements of the planning condition.

The creation, management and monitoring of the off-site Lowland Meadow do not form part of the on-site HMMP contained within this document. Those responsibilities will instead be secured through the arrangements applicable to the registered off-site biodiversity gain site.

i. Overall BNG Delivery

The overall BNG strategy can therefore be summarised as follows:

Component	Delivery Mechanism	Outcome
On-site habitat units	Retention, enhancement and creation of on-site habitats	-14.39%
Off-site habitat units	Registered Lowland Meadow habitat creation	Brings overall habitat gain to +10.04%
Hedgerow units	On-site hedgerow creation/enhancement	11.89%
Irreplaceable habitats	None identified	N/A
Overall statutory habitat BNG	On-site + off-site measures	10.04%

The development therefore relies upon a combination of on-site habitat enhancement and hedgerow creation together with registered off-site habitat provision to meet the statutory BNG requirement.

9. HABITAT CREATION AND ENHANCEMENT STRATEGY

a. General Approach

All on-site habitat creation and enhancement works will be implemented in accordance with the approved landscape proposals, ecological recommendations, arboricultural requirements and this Habitat Management and Monitoring Plan. The objective is to ensure that habitats identified within the BNG strategy are successfully established and subsequently maintained so that their intended ecological functions are retained throughout the 30-year management period.

b. Protection of Retained Habitats

Prior to and during construction, all trees and vegetation identified for retention will be protected in accordance with the approved Arboricultural Method Statement, Impact Assessment and Tree Protection Plan. No storage of construction materials, soil, fuels or chemicals will be permitted within designated tree protection areas. Ground disturbance and vehicle movements within protected rooting areas will be avoided except where specifically permitted by the approved arboricultural methodology. The planning permission expressly requires the development to be undertaken in accordance with the approved arboricultural documents.

c. New Tree Establishment

New trees will be planted in accordance with the approved landscape specification and appropriate good arboricultural practice. Tree establishment will include suitable planting pits, appropriate topsoil, staking and ties where required, watering during establishment, weed control around the base and replacement of failed specimens. The landscape specification requires a minimum 900 mm depth of suitable free-draining topsoil for tree planting. During establishment, trees will be inspected regularly for signs of drought stress, instability, disease or physical damage. Failed or seriously declining specimens will be replaced with an equivalent species and specification during the next appropriate planting season.

d. Hedgerow Establishment

New hedgerows will be planted in accordance with the approved landscape layout and planting schedule. The landscape specification identifies container-grown hedge planting at approximately three plants per linear metre, with suitable free-draining topsoil. During establishment, hedge planting will be watered as necessary and kept substantially free from competing vegetation. Dead, damaged or failed plants will be replaced to prevent gaps developing within the hedge structure. Once established, hedges will be managed to maintain a continuous and healthy vegetated feature. Cutting will be timed to avoid unnecessary disturbance to nesting birds.

e. Shrub and Herbaceous Planting

Shrub and herbaceous beds will be established using the species and planting densities identified within the approved landscape scheme. Planting beds will comprise a minimum 400 mm depth of suitable free-draining topsoil, with species selected to provide pollen, nectar and fruit resources. Management will include watering during establishment, weed control, removal and replacement of failed plants and appropriate pruning to maintain plant health and structural diversity. Where

replacement becomes necessary, species of equivalent or greater biodiversity value should be used where reasonably practicable.

f. Pond Establishment

The proposed ornamental pond will be established as shown within the landscape proposals. Management will seek to maintain the pond as a functioning permanent water feature. Excessive accumulation of leaf litter, debris and invasive vegetation will be controlled as necessary. Chemical treatments should be avoided wherever reasonably practicable. Management should retain a varied vegetation structure and avoid unnecessary disturbance to wildlife using the feature. Any substantial remedial works should be undertaken sensitively and, where practicable, outside periods when amphibians or other wildlife are most likely to be dependent upon the pond.

g. Ecological Enhancement Installation

Bat bricks, swift bricks and bee bricks should be integrated into suitable elevations of the completed development where appropriate, while the hedgehog nest box should be located within a sheltered area of garden vegetation. The enhancement features should be installed prior to occupation or as otherwise required by the approved ecological/landscape scheme. Following installation, their location and condition should be recorded to provide a baseline for subsequent monitoring.

h. Species Protection and Ecological Mitigation

The mitigation and enhancement recommendations contained within the Preliminary Ecological Appraisal and Preliminary Roost Assessment will be implemented as part of the development.

External lighting within the site and on the proposed dwelling will be limited to that required for safety and security and will be designed to minimise adverse effects on foraging and commuting bats. Lighting should be directed away from retained trees, boundary vegetation and installed bat enhancement features, with reference to the bat-sensitive lighting recommendations contained within the PEA/PRA.

Where roofing membranes are required, consideration will be given to the use of a bituminous membrane or other membrane demonstrated to be suitable for use where bats may be present, in accordance with the ecological recommendations.

If demolition of the existing dwelling, garage or timber structures is undertaken during the bird nesting season identified within the PEA/PRA as 1 March to 31 August, an ecologist will inspect the relevant structures for active nests prior to works. Where an active nest is identified, it will be left undisturbed until the young have fledged and the nest is no longer active.

The ecological enhancement measures will be installed in accordance with the PEA/PRA recommendations. The 2 no. bat bricks will be incorporated into a southerly facing elevation and the 2 no. swift bricks into an easterly facing wall. The integrated enhancement features will be positioned as high as reasonably practicable and away from external lighting and windows, in accordance with the manufacturer's recommendations. The 1 no. hedgehog nest box will be positioned in a sheltered location and provided with suitable clean leaf material.

To maintain permeability of the site for hedgehogs, 150 mm × 150 mm access gaps will be provided at intervals of approximately 10 m within the gravel boards of existing or new boundary fencing, where such fencing is provided.

On completion and prior to occupation, a suitably competent ecologist will undertake a compliance visit to verify that the ecological mitigation and enhancement measures have been installed. Relevant photographic evidence will be recorded and provided to the Local Planning Authority as appropriate.

i. Completion and Establishment Inspection

Following completion of the habitat creation and landscape works, and as part of the ecological compliance process described above, an establishment inspection will be undertaken to confirm that the following measures have been implemented:

- Planting has been implemented in accordance with the approved landscape proposals;
- Retained trees and vegetation remain in satisfactory condition;
- Proposed trees and hedgerows have been planted;
- Shrub and herbaceous planting has been established;
- The proposed pond has been constructed;
- Ecological enhancement features have been installed; and
- Any defects or failures requiring remedial action are identified.

Any identified defects should be rectified at the earliest appropriate opportunity. This establishment inspection will provide the reference point against which subsequent habitat monitoring can be undertaken.

10. HABITAT MANAGEMENT AND MONITORING PLAN

a. Purpose

This Habitat Management and Monitoring Plan (HMMP) sets out the management required to establish, maintain and monitor the on-site habitats and biodiversity features associated with the development at 47 Sweetcroft Lane for a period of 30 years.

The principal features to be managed comprise:

- Retained trees and boundary vegetation;
- Newly planted trees;
- New and retained hedgerows;
- Lawn and vegetated garden areas;
- Shrub and herbaceous planting;
- The proposed ornamental pond; and
- Installed ecological enhancement features.

The overarching management objective is to ensure that the proposed habitats establish successfully, remain in good ecological condition and continue to perform the functions upon which the on-site BNG strategy is based.

The off-site Lowland Meadow habitat used to provide the residual biodiversity units is excluded from the management prescriptions in this HMMP and will be subject to the separate management and monitoring arrangements applicable to the registered off-site biodiversity gain site.

b. Management Objectives

The long-term management objectives are to:

1. Successfully establish all proposed planting and habitat features.
2. Retain and protect existing trees and vegetation identified for retention.
3. Maintain continuous and healthy hedgerow features.
4. Maintain a structurally diverse garden incorporating trees, hedges, shrubs, herbaceous vegetation and grassed areas.
5. Maintain the proposed pond as a permanent functioning water feature.
6. Maintain planting capable of providing nectar, pollen, fruit, shelter and other resources for wildlife.
7. Avoid unnecessary use of pesticides, herbicides and fertilisers within habitat areas.
8. Retain the installed bat, swift, bee and hedgehog features, including hedgehog access gaps, in a serviceable and unobstructed condition.
9. Identify habitat establishment failures or deterioration through periodic monitoring.
10. Implement remedial management where monitoring demonstrates that the intended habitat objectives are not being achieved.
11. Maintain the on-site habitats for the full 30-year BNG management period.

c. Management Prescriptions

Retained Trees and Boundary Vegetation

The 29 trees identified for retention, together with retained boundary vegetation, will be maintained as permanent landscape and ecological features. Management will comprise periodic visual inspection for damage, disease, instability and significant decline. Arboricultural works will be undertaken only where required for tree health, safety or appropriate long-term management. Deadwood should be retained where safe and practicable where this would provide ecological benefit. Unnecessary pruning or reduction of mature trees will be avoided.

Works with the potential to affect nesting birds will, where practicable, be undertaken outside the principal nesting bird season. Where works are necessary during the nesting period, vegetation should first be checked for active nests by a suitably competent person.

Any retained tree that dies or is lost during the establishment period will be replaced in accordance with the approved landscape requirements unless an alternative approach is agreed with the Local Planning Authority.

New Trees

Newly planted trees will receive intensive establishment management during the first five years.

Management will include:

- Regular watering during dry periods;
- Maintenance of stakes, ties and guards where present;
- Maintaining a substantially weed-free area around the base;
- Formative pruning where required;
- Inspection for pests, disease, damage and instability;
- Removal of failed stakes and ties once no longer required; and
- Replacement of dead or failed specimens.

Following establishment, management will principally comprise periodic inspection and appropriate arboricultural intervention where required to maintain healthy trees. Replacement trees should normally be of the same species and specification as those originally approved unless an alternative of equivalent or greater biodiversity and landscape value is agreed.

Hedgerows

New hedgerows will initially be managed to promote dense, continuous establishment. During Years 1–5, management will include watering during prolonged dry periods, weed control, replacement of failed plants and formative trimming as required.

Once established, hedgerows will be managed to maintain a dense and continuous structure. Excessive or unnecessarily frequent cutting will be avoided.

Where practicable, routine hedge cutting will be undertaken outside the principal bird nesting season. Management should allow sufficient flowering and fruiting to maintain wildlife value while ensuring that hedges remain compatible with the residential use of the site. Gaps caused by plant failure, disease or damage will be replanted during the next appropriate planting season.

Shrub and Herbaceous Planting

Shrub and herbaceous beds will be managed to maintain healthy, diverse and substantially continuous vegetative cover.

Management will include:

- Watering during establishment and periods of prolonged drought;
- Control of undesirable weeds;
- Appropriate pruning;
- Removal of litter and accumulated debris;
- Replacement of failed planting;
- Division or thinning of vigorous perennial planting where required; and
- Retention of flowering and fruiting opportunities wherever compatible with plant health.

Where replacement planting becomes necessary, plants of equivalent or greater ecological value should be selected where reasonably practicable. Pesticides and herbicides will not be routinely applied. Spot treatment may be undertaken where necessary to control problematic weeds or plant-health issues, using the minimum appropriate application.

Lawn and Garden Vegetation

Lawn and vegetated garden areas will be maintained to provide healthy, continuous vegetation while remaining suitable for residential amenity use. Management will comprise appropriate mowing, repair of bare areas and control of undesirable weeds where necessary. Grass cuttings and other arisings should not be allowed to accumulate within shrub beds, hedgerows or the pond. Fertiliser and chemical treatment will be minimised and used only where necessary.

Ornamental Pond

The proposed pond will be retained as a permanent water feature and managed to prevent deterioration of its ecological and landscape function.

Management will include periodic inspection of:

- Water levels;
- Water quality and excessive algal growth;
- Accumulation of leaf litter and organic debris;
- Condition and extent of aquatic/marginal vegetation;
- Invasive or undesirable species; and
- Physical damage to the pond structure.

Vegetation will be managed selectively rather than completely cleared. Where substantial vegetation removal becomes necessary, only part of the pond vegetation should normally be removed at any one time to retain habitat continuity. Use of pesticides, herbicides and other chemicals in or immediately adjacent to the pond will be avoided. Any invasive non-native aquatic plant identified during monitoring will be appropriately controlled or removed.

Ecological Enhancement Features

The proposed 2 bat bricks, 2 bee bricks, 2 swift bricks and 1 hedgehog nest box will be retained as permanent ecological enhancement features. The features will be visually inspected during scheduled monitoring visits where safely accessible.

Damaged, blocked or missing features will be repaired or replaced with an equivalent feature where appropriate. Bat and bird features will not be disturbed unnecessarily. No monitoring involving disturbance, handling or interference with protected species will be undertaken unless carried out by a suitably qualified person and under any licence required at the time. Hedgehog access gaps will also be retained unobstructed throughout the management period and reinstated where damaged, blocked or removed.

d. 30-Year Management Programme

The intensity of management will change as the habitats become established.

Management Period	Management Priority	Principal Actions
Years 1–5	Establishment	Intensive watering; weed control; replacement planting; tree stake/tie inspection; formative pruning; hedge establishment; pond establishment; inspection of biodiversity features; correction of planting failures.
Years 6–10	Consolidation	Maintain established trees and hedges; replace failures; appropriate hedge cutting; shrub/perennial management; pond vegetation management; monitor habitat condition and undertake remedial works where necessary.
Years 11–20	Long-term habitat maintenance	Periodic arboricultural management; maintain structural diversity; prevent hedgerow gaps; rejuvenate shrub/herbaceous planting where required; maintain pond; replace failed ecological features where appropriate.
Years 21–30	Long-term retention and resilience	Continue appropriate habitat management; address age-related deterioration; undertake replacement/rejuvenation where necessary; maintain habitat extent and ecological function; ensure habitats remain in satisfactory condition through Year 30.

Management will be adaptive rather than restricted solely to the actions identified above. Where monitoring identifies deterioration or failure to achieve the intended habitat objectives, additional remedial measures will be implemented.

e. Annual Works Schedule

The following provides an indicative annual management programme. Timing may be adjusted in response to weather, plant establishment and ecological constraints.

Management Action	Winter	Spring	Summer	Autumn
Inspect retained/new trees	✓	✓		✓
Replacement tree/shrub/hedge planting	✓			✓

Water new planting		✓	✓	✓ if required
Check stakes, ties and guards	✓	✓	✓	✓
Weed control around new planting		✓	✓	✓
Formative tree pruning	✓			
Hedge management	✓*			✓*
Shrub/herbaceous maintenance	✓	✓	✓	✓
Lawn management		✓	✓	✓
Pond inspection	✓	✓	✓	✓
Pond vegetation management	✓*			✓*
Check ecological enhancement features and hedgehog access gaps	✓			✓
Remove litter/debris	✓	✓	✓	✓
Replace failed planting	✓			✓

* Works should be timed sensitively to avoid unnecessary disturbance to wildlife and active bird nests.

The precise frequency of watering, mowing, weed control and similar establishment operations will depend upon seasonal conditions. During the first five years, management visits should be sufficiently frequent to ensure that planting failure caused by drought, competition or physical damage is identified promptly.

f. Establishment Period: Years 1-5

The first five years will represent the principal habitat establishment period. During this period particular attention will be given to plant survival and establishment. Dead, diseased or seriously damaged trees, hedgerow plants and shrubs will be replaced during the next appropriate planting season.

At the end of each growing season, the condition of newly created habitats should be reviewed to identify:

- Failed or missing planting;
- Excessive weed competition;
- Drought damage;
- Damaged trees or supports;
- Significant hedgerow gaps;
- Poor vegetation establishment;
- Pond management issues; and
- Damage to ecological enhancement features.

Corrective management will be undertaken as required. This establishment management complements the planning permission's separate requirement for a landscape maintenance schedule for a minimum period of five years.

g. Long-Term Management: Years 6-30

Following successful establishment, management intensity may reduce but will continue throughout the 30-year BNG period. The emphasis will shift from establishment to maintaining habitat structure, extent and ecological function.

Long-term management will therefore seek to prevent:

- Loss or substantial decline of trees;
- Development of significant gaps within hedgerows;
- Substantial loss of shrub/herbaceous planting;
- Deterioration or loss of the pond;
- Inappropriate vegetation clearance;
- Colonisation by invasive non-native species; and
- Loss or deterioration of installed ecological enhancement features.

Where natural ageing, disease or other factors result in habitat deterioration, replacement or rejuvenation measures will be undertaken to maintain the intended habitat function.

11. SUCCESS CRITERIA

a. Purpose

The purpose of establishing measurable success criteria is to provide an objective framework against which the establishment and long-term performance of the biodiversity measures can be assessed throughout the 30-year management period.

Success will be assessed through the formal monitoring programme described in Section 12 and, where applicable, against the habitat type, extent and target condition identified within the approved Statutory Biodiversity Metric.

Where monitoring demonstrates that the criteria below are not being achieved, the remedial and adaptive management measures identified within Section 12 shall be implemented.

b. General Success Criteria

Implementation of the on-site biodiversity measures will be considered successful where:

- Habitats and landscape features identified within the approved BGP and landscape proposals have been implemented;
- Habitat extent remains consistent with the approved BNG commitments, subject to normal ecological variation;
- Retained habitats remain present and appropriately managed;
- Newly created vegetation establishes successfully;
- Significant planting failures are replaced;
- Habitats remain substantially free from invasive non-native species;
- Management prescriptions contained within this HMMP are being implemented;
- Ecological enhancement features remain present and serviceable;
- Habitats assigned a target condition within the Statutory Biodiversity Metric are progressing towards, or maintaining, that target condition; and
- Identified habitat deficiencies are subject to appropriate remedial management.

c. Retained and Newly Planted Trees

Trees will be considered to be performing satisfactorily where:

- Trees identified for retention remain present, except where subsequent removal is necessary for overriding arboricultural or safety reasons;
- Newly planted trees establish successfully and demonstrate healthy growth;
- No significant untreated pest, disease or structural issues are evident;
- Trees remain appropriately anchored during establishment;
- Stakes, ties and guards are maintained where required and removed when no longer necessary;
- Significant damage or drought stress is appropriately addressed; and
- Failed newly planted specimens are replaced during the next appropriate planting season.

The principal objective is the maintenance of a healthy and structurally diverse tree resource throughout the management period.

d. Hedgerows

Hedgerow establishment and management will be considered successful where:

- The approved hedgerow planting has been implemented;
- Planting forms a substantially continuous hedge structure;
- Significant gaps caused by plant failure are replanted;
- Plants demonstrate healthy establishment and growth;
- Inappropriate or excessive cutting is avoided;
- Management allows the hedgerow to retain ecological structure and, where practicable, flowering and fruiting opportunities; and
- The hedgerow continues to provide the biodiversity value and condition required by the approved Statutory Biodiversity Metric.

Particular attention will be given to maintaining the hedgerow outcome upon which the calculated 11.89% hedgerow-unit gain is based. The report already records this as the on-site hedgerow outcome.

e. Shrub and Herbaceous Planting

Shrub and herbaceous planting will be considered successful where:

- Planting demonstrates healthy seasonal growth;
- Substantial continuous vegetative cover is maintained;
- Significant gaps caused by mortality are replanted;
- Undesirable weed competition does not significantly impair establishment;
- Flowering and fruiting opportunities are retained where appropriate to the species;
- Invasive non-native species do not become established; and
- The planting continues to provide structural diversity and resources for wildlife.

f. Lawn and Vegetated Garden

Lawn and other vegetated garden areas will be considered successful where:

- Healthy vegetative cover is maintained;
- Significant persistent bare areas are absent;
- Excessive weed or invasive species establishment is controlled;
- Soil compaction, drainage problems or physical damage are addressed where these threaten habitat condition; and
- Management remains compatible with the ecological function of adjoining trees, hedgerows, shrub planting and the pond.

g. Ornamental Pond

The proposed pond will be considered successful where:

- The pond remains present as a permanent water feature;
- Water quality is not visibly subject to persistent significant deterioration;
- Excessive accumulation of litter, sediment or organic debris is controlled;
- Aquatic and marginal vegetation, where provided, remains appropriately managed;
- Invasive non-native aquatic plants are absent or subject to appropriate control;
- The pond structure remains functional; and
- Management retains opportunities for wildlife without unnecessary disturbance.

h. Ecological Enhancement Features

The ecological enhancement measures will be considered successfully implemented where the following approved features have been installed and remain present and serviceable, subject to reasonable maintenance and replacement where necessary:

- 2 no. bat bricks;
- 2 no. bee bricks;
- 2 no. swift bricks; and
- 1 no. hedgehog nest box

Evidence of occupation by target species is not required for these features to be considered successfully implemented. Their purpose is to provide suitable opportunities for wildlife rather than guarantee occupation.

i. Overall BNG Performance

The on-site biodiversity measures will be considered to be performing satisfactorily where monitoring demonstrates that the habitats are being retained, established and managed consistently with the approved BGP and Statutory Biodiversity Metric.

The overall statutory habitat-unit requirement is dependent upon the combination of the on-site habitat measures and the separately secured off-site biodiversity units. The approved strategy should therefore continue to be interpreted as a combined on-site/off-site approach rather than requiring the on-site habitats alone to demonstrate a 10% area-habitat gain.

12. MONITORING METHODOLOGY

a. Purpose of Monitoring

Monitoring will determine whether the on-site habitat creation and enhancement measures have been successfully implemented and whether they continue to meet the objectives of this HMMP. Monitoring will focus on habitat establishment, condition and management rather than simply confirming the continued presence of planting. The planning condition requires reporting to the London Borough of Hillingdon in Years 1, 3, 5, 10, 20 and 30, including biodiversity reconciliation calculations at each reporting stage.

These years will therefore constitute the formal BNG monitoring and reporting points.

b. Monitoring Schedule

Monitoring Year	Principal Purpose
Year 1	Confirm habitat creation, planting establishment and implementation of ecological enhancement measures. Establish post-development monitoring baseline.
Year 3	Assess establishment trajectory and identify early management deficiencies or habitat failures.
Year 5	Confirm successful establishment and review transition from establishment to long-term management.
Year 10	Assess longer-term habitat condition, maturity and continued delivery of BNG objectives.
Year 20	Assess habitat resilience, structural condition and need for rejuvenation or replacement management.
Year 30	Final scheduled assessment of habitat condition and reconciliation against the BNG commitments.

c. Monitoring Survey

Formal monitoring should be undertaken by a suitably competent ecologist or other appropriately qualified biodiversity professional with experience in habitat assessment and Biodiversity Net Gain.

Each monitoring survey should record, where applicable:

- Extent and condition of retained habitat;
- Survival and condition of proposed trees;
- Continuity, condition and structure of hedgerows;
- Condition and coverage of shrub/herbaceous planting;
- Condition of grass/lawn areas relevant to the habitat strategy;
- Condition and functionality of the pond;
- Presence of invasive non-native plants or problematic species;
- Evidence of significant habitat damage;
- Condition/presence of ecological enhancement features, including the continued functionality of hedgehog access gaps;
- Evidence that management prescriptions are being implemented; and
- Any remedial management required.

Fixed-point photographs should be taken during the first formal monitoring visit and repeated, as far as practicable, from the same locations during subsequent formal monitoring visits.

d. Habitat Condition Assessment

Where habitats have been assigned a target condition within the approved Statutory Biodiversity Metric, monitoring should assess them against the applicable Statutory Biodiversity Metric condition criteria.

The objective is to demonstrate that the habitat is progressing towards, or maintaining, the condition upon which the relevant biodiversity calculation relies. The original approved Metric should be used as the reference point for these assessments. Habitat types or target conditions should not be retrospectively altered merely to produce a more favourable monitoring result.

Where the target condition has not been achieved, the monitoring report should identify:

1. Which condition criteria have not been achieved;
2. The likely reason for the failure;
3. Whether the habitat remains capable of achieving the target;
4. The remedial management required; and
5. The timescale for undertaking the remedial works.

e. Biodiversity Reconciliation

At each formal reporting stage, a biodiversity reconciliation will be undertaken in accordance with the requirement of the planning condition.

The reconciliation should compare the habitats actually present and their condition against the habitats and outcomes committed to through the approved Biodiversity Gain Plan and Statutory Biodiversity Metric.

The reconciliation should identify any material discrepancy between the approved and actual habitat outcomes. Where habitats are performing as intended, the report will confirm continued compliance. Where a shortfall is identified, the report will identify appropriate remedial measures and a timescale for implementation.

The off-site biodiversity units should also be referenced within the reconciliation to confirm that the off-site allocation upon which the overall 10.04% habitat-unit gain depends remains secured to the development. The BNG Assessment identifies this provision as Lowland Meadow creation at Woodoaks Farm Habitat Bank, Rickmansworth (BGS-270825001).

f. Remedial and Adaptive Management

Where monitoring identifies that a habitat is failing to establish or maintain its intended condition, appropriate remedial management will be undertaken.

Depending upon the issue identified, remedial measures may include:

- Replacement planting;
- Supplementary planting;
- Additional watering;

- Altered pruning or cutting regimes;
- Weed or invasive species control;
- Repair of damaged habitat areas;
- Soil improvement where appropriate;
- Pond management or restoration;
- Replacement of failed ecological enhancement features; or
- Other habitat-specific intervention recommended by the monitoring professional.

Following significant remedial works, additional monitoring may be undertaken where appropriate to confirm that the intervention has been successful. Adaptive management will ensure that the HMMP remains responsive to changing site conditions over the 30-year period while retaining the overall biodiversity objectives.

13. IMPLEMENTATION, RESPONSIBILITIES AND REPORTING

a. Responsibility for Implementation

The developer will be responsible for ensuring that the habitat creation, landscape planting and ecological enhancement measures are implemented in accordance with the approved plans and this BGP/HMMP prior to handover or occupation, as applicable.

Works should be undertaken by appropriately competent landscape contractors, arboricultural contractors and other specialists as required.

Following completion and handover, responsibility for implementation of the long-term on-site management requirements will pass to the landowner/property owner or appointed management party, who will be responsible for ensuring that the requirements of this HMMP continue to be implemented for the remainder of the 30-year period.

Any transfer of ownership during the management period should include appropriate information regarding the continuing BNG management and monitoring obligations.

b. Responsible Parties

Responsibility	Responsible Party
Initial habitat and landscape implementation	Developer / appointed landscape contractor
Tree protection during construction	Developer / appointed arboricultural contractor
Establishment maintenance	Developer / landscape contractor or appointed management party
Long-term routine habitat management	Landowner / appointed landscape management contractor
Formal BNG monitoring	Suitably competent ecologist/biodiversity professional
Biodiversity reconciliation	Suitably competent BNG professional
Pre-occupation ecological compliance inspection	Suitably competent ecologist
Submission of monitoring reports to LPA	Landowner/developer or appointed agent
Off-site habitat management	Responsible body/operator of registered off-site biodiversity gain site

c. Monitoring Reports

Formal monitoring reports will be prepared and submitted to the London Borough of Hillingdon in Years 1, 3, 5, 10, 20 and 30, in accordance with the planning condition.

Each report should contain, as appropriate:

- Site and development identification;
- Date and personnel undertaking the monitoring;
- Summary of habitats being monitored;
- Comparison against the approved BGP/HMMP;
- Assessment against relevant habitat condition criteria;
- Updated biodiversity reconciliation calculations;
- Fixed-point photographs;
- Details of management undertaken since the previous report;
- Identification of habitat failures or management issues;
- Recommended remedial measures;
- Timescale and responsibility for remedial works; and
- Confirmation of the status of the secured off-site biodiversity provision.

The Council's condition expressly requires reporting at these six stages with biodiversity reconciliation calculations. The monitoring programme above has therefore been designed around that requirement rather than applying a generic reporting frequency.

d. Record Keeping

Records relating to habitat management and monitoring should be retained throughout the 30-year management period.

Records should include, where relevant:

- Landscape completion information;
- Planting replacement records;
- Arboricultural works;
- Significant pond management;
- Ecological monitoring reports;
- Fixed-point photographs;
- Remedial management undertaken;
- Correspondence with the Local Planning Authority concerning BNG; and
- Evidence relating to the secured off-site biodiversity units.

These records will provide an auditable history of habitat management and facilitate assessment of long-term habitat performance.

e. Review of the HMMP

The HMMP should be reviewed following each formal monitoring event. Minor changes to routine management may be made where necessary to improve habitat outcomes, provided that such changes remain consistent with the objectives and habitat commitments of the approved Biodiversity Gain Plan.

Where a significant change to the agreed habitat outcome is proposed or becomes unavoidable, the implications for the approved BNG calculation should be assessed by a suitably competent professional and, where necessary, discussed and agreed with the London Borough of Hillingdon before implementation.

14. CONCLUSION

The development at 47 Sweetcroft Lane incorporates a range of measures intended to retain, create and enhance biodiversity within the site, including retention of the majority of existing trees and boundary vegetation, new tree and hedgerow planting, shrub and herbaceous planting, enhancement of garden vegetation, creation of an ornamental pond and installation of dedicated wildlife features.

The submitted BNG Assessment calculates an 11.89% net gain in hedgerow units on site. The development does not achieve the statutory requirement for area habitat units entirely on site, with the on-site calculation showing a -14.39% change. Registered off-site habitat provision is therefore incorporated into the strategy, resulting in an overall calculated 10.04% net gain in habitat units.

The on-site habitats and ecological features will be managed for a period of 30 years in accordance with this HMMP, with formal monitoring and reporting to the London Borough of Hillingdon undertaken in Years 1, 3, 5, 10, 20 and 30.

Where monitoring identifies habitat establishment failure or deterioration, remedial and adaptive management will be undertaken to maintain the intended habitat outcomes.

Together with confirmation of the required off-site biodiversity allocation, implementation of this BGP and HMMP will provide the framework for delivering and maintaining the biodiversity commitments associated with the development.

15. CONDITION 12: COMPLIANCE SCHEDULE

Planning Condition Requirement	How Requirement is Addressed	BGP/ HMMP Reference
Submission of a Biodiversity Gain Plan prior to commencement	This document constitutes the Biodiversity Gain Plan incorporating the 30-year HMMP.	Sections 1–15
Demonstrate achievement of the required Biodiversity Net Gain	On-site habitat and hedgerow outcomes and the requirement for registered off-site habitat units are identified and explained.	Sections 5, 6(d), 8(g)–(i)
Baseline biodiversity assessment using the Defra/Statutory Biodiversity Metric	Baseline habitats are described and the approved Statutory Biodiversity Metric is identified as the definitive record of habitat areas, condition and biodiversity units.	Section 7
Description and evaluation of features to be managed	Retained trees, new trees, hedgerows, lawn/garden vegetation, shrub/herbaceous planting, pond and ecological enhancement features are identified and described.	Sections 6–10
(a) Description and evaluation of the features to be managed	Existing and proposed ecological features and their role within the BNG strategy are described.	Sections 6–10
(b) Aims, objectives and targets for management	Long-term habitat management objectives and measurable success criteria are established.	Sections 5, 10(b) and 14
(c) Description of management operations necessary to achieve aims and objectives	Habitat-specific management requirements are provided for trees, hedgerows, planting, garden vegetation, pond and biodiversity features.	Section 10(c)
(d) Prescriptions for management actions	Detailed prescriptions covering establishment, replacement, pruning, watering, vegetation management, pond management and ecological features are provided.	Sections 9 and 10(c)
(e) Preparation of a works schedule, including an annual works schedule	A 30-year management programme and seasonal annual works schedule are provided.	Sections 10(d) and 10(e)
(f) Details of monitoring required to measure management effectiveness	Habitat extent, condition, establishment, trees, hedgerows, planting, pond, invasive species and ecological features will be assessed.	Section 12
(g) Timetable for each element of the monitoring programme	Formal monitoring is programmed for Years 1, 3, 5, 10, 20 and 30.	Section 12(b)
(h) Persons responsible for implementation and monitoring	Responsibilities are assigned to the developer, landowner/management party, contractors and suitably competent biodiversity professionals.	Section 13(a)–(b)

(i) Reporting to the Council in Years 1, 3, 5, 10, 20 and 30, including biodiversity reconciliation calculations	Formal reports and biodiversity reconciliation calculations will be submitted to the London Borough of Hillingdon at each required reporting stage.	Sections 12(e) and 13(c)
Habitat creation and species protection	Habitat creation measures, protection of retained vegetation and ecological enhancement measures are specified.	Sections 6, 8 and 9
30-year management of on-site biodiversity measures	Management requirements are established for the full statutory period.	Section 10
Remedial/adaptive management	Procedures are established for identifying habitat failure and implementing corrective action.	Section 12(d)–(f)
Off-site provision where 10% cannot be achieved on site	Registered Lowland Meadow habitat creation at Woodoaks Farm Habitat Bank is identified as addressing the residual habitat-unit requirement.	Sections 5(b), 6(d), 8(h)–(i) and 12(e)
Evidence of off-site allocation	Evidence confirming allocation of the required registered off-site biodiversity units is to accompany/finalise the BGP submission.	Section 8(h)
Long-term record keeping	Management, monitoring, photographic and remedial-action records will be retained throughout the management period.	Section 13(d)
Review of management arrangements	HMMP will be reviewed following formal monitoring and adjusted where necessary while retaining the approved BNG objectives.	Section 13(e)

16.APPENDICES

Appendix A: Site Location Plan



1 Existing Site Location Plan
1 : 1250

Appendix B: Existing On-Site Habitat Plan



Appendix C: Proposed On-Site Habitat Plan



Appendix D: Statutory Biodiversity Metric Summary

47 Sweetcroft Lane

Return to results menu

Headline Results

Scroll down for final results

On-site baseline	Area habitat units	2.28		
	Hodgerson units	1.64		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	2.38		
	Hodgerson units	1.83		
	Watercourse units	0.00		
On-site net change (unit & percentage)	Area habitat units	0.10	4.58%	On-site net gain is less than target
	Hodgerson units	0.19	11.83%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.09		
	Hodgerson units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.22		
	Hodgerson units	0.00		
	Watercourse units	0.00		
Off-site net change (unit & percentage)	Area habitat units	0.12	132.06%	
	Hodgerson units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.23		
	Hodgerson units	0.19		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hodgerson units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.23		
	Hodgerson units	0.19		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.04%		
	Hodgerson units	11.83%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	2.28	2.51	0.00	additional area habitat units required to meet target
Hodgerson units	10.00%	1.64	1.80	0.00	additional hodgerson units required to meet target
Watercourse units	10.00%	0.00	0.00	0.00	additional watercourse units required to meet target

[illegible]

boundary treatment

1.8m treated timber Closeboard fence system with timber post & gravel board

Appendix F: Annual Habitat Management/Inspection Record

Feature	Inspection Requirement	Satisfactory?	Management/ Remedial Action Required
Retained trees	Trees present; general health; significant damage/disease; inappropriate disturbance	Yes / No	
New trees	Survival; health; stakes/ties; drought stress; replacement required	Yes / No	
Hedgerows	Continuity; gaps; plant health; appropriate cutting; weed competition	Yes / No	
Shrub/ herbaceous planting	Healthy cover; mortality; weeds; flowering/ fruiting; replacement required	Yes / No	
Lawn/ vegetated garden	Vegetative cover; bare areas; damage; weeds; drainage issues	Yes / No	
Ornamental pond	Water present; water quality; debris; vegetation; invasive species; physical condition	Yes / No	
Bat bricks	Present and serviceable where safely observable	Yes / No	
Bee bricks	Present and serviceable	Yes / No	
Swift bricks	Present and serviceable where safely observable	Yes / No	
Hedgehog nest box	Present, appropriately located and serviceable	Yes / No	
Hedgehog access gaps	150 × 150 mm access gaps retained, unobstructed and functional where boundary gravel boards are present	Yes / No	
Invasive non- native species	None identified / appropriate control required	Yes / No	
General management	HMMP prescriptions being implemented	Yes / No	

Inspection Date:

Inspector:

Weather Conditions:

Management undertaken since previous inspection:

Additional observations:

Corrective actions required:

Responsible party:

Target completion date:

Photographs/reference numbers:

Signature:

Date:

Appendix G: Formal BNG Monitoring and Reconciliation Record

Monitoring Item	Approved/Target Position	Current Position	Compliant / On Track?	Remedial Action
Habitat extent	As approved Metric/BGP		Yes / No	
Habitat condition	Approved target condition		Yes / No	
Retained trees	Retained in accordance with approved scheme		Yes / No	
New trees	Established in accordance with approved landscape scheme		Yes / No	
Hedgerow	Target extent/condition per approved Metric		Yes / No	
Shrub/herbaceous planting	As approved landscape/BGP		Yes / No	
Lawn/garden vegetation	As approved BGP		Yes / No	
Ornamental pond	Created and maintained		Yes / No	
Ecological enhancement features	2 bat bricks, 2 bee bricks, 2 swift bricks, 1 hedgehog nest box and required hedgehog access gaps		Yes / No	
Off-site biodiversity allocation	Required units secured at Woodoaks Farm Habitat Bank		Yes / No	
Overall BNG commitment	10.04% habitat-unit gain / 11.89% hedgerow-unit gain		Yes / No	

Monitoring Year: Year 1 / 3 / 5 / 10 / 20 / 30

Survey Date:

Surveyor and qualifications:

Statutory Biodiversity Metric version/reference:

Summary of habitat condition assessment:

Biodiversity reconciliation calculation attached: Yes / No

Fixed-point photographs attached: Yes / No

Material departures from approved BGP:

Remedial actions required:

Timescale:

Responsible party:

Date report submitted to London Borough of Hillingdon: