



Department
for Environment
Food & Rural Affairs

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	19 BEACON CLOSE, UXBRIDGE
Date:	12/08/2025
Version:	V1
Small Sites Criteria Met	<p>The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool.</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.</p>

Author:

Client:

Template Document User Guide

Context – The Small Sites Metric

The Small Sites Metric Habitat Management and Monitoring Plan Template (SSM HMMPT) is designed to complement The Small Sites Metric (Statutory Biodiversity Metric) (SSM) calculation tool. It follows the same criteria as the SSM.

The SSM calculation tool can only be applied to ‘small sites’ as defined in [The Small Sites Metric \(Statutory Biodiversity Metric\) User Guide](#).

This means:

- residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares, or
- commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare, or
- development that is not the winning and working of minerals or the use of land for mineral-working deposits, or
- development that is not waste development

It is not possible to use the SSM, and SSM HMMPT, on all sites defined as ‘small sites’. The following criteria also need to be met to use the SSM:

- where only the habitats available in the SSM are present on-site
- where no priority habitats are present on-site (except some hedgerows and arable field margins that are medium distinctiveness)
- where no statutory protected sites or habitats are present
- where no European protected species are present

Supporting documents

[SSM HMMPT Habitat Guide](#)

Tools and Guidance

- [GOV.UK Statutory biodiversity metric \(small sites\) tools and guides](#)
- [GOV.UK Government Collections Biodiversity Net Gain \(BNG\)-Guidance](#)

Template User Guide

This template provides a series of tables, figures and text boxes. Complete these to show how you’ll create, enhance, manage, and monitor the biodiversity net gain (BNG) habitats.

Small Sites HMMPT Habitat Guide

The accompanying [Habitat Guide](#) provides descriptions of proposed habitat types and conditions allowed in the Small Sites Metric (SSM). These are to assist authors in preparing the habitat creation, enhancement, management and monitoring activities and instructions (the ‘prescriptions’) in sections 3 (SM-T02) and 4 (SM-T04), to achieve the required BNG outcomes. The guide includes target habitat descriptions for a range of typical habitats that can be assessed through the SSM calculation tool. The descriptions illustrate what target habitats should look like in line with the range of conditions possible in the SSM.

Use the guide to help you prepare your plan to achieve the outcomes needed for the habitat(s) selected in your metric calculation. Factor the site-specific conditions of your site into the design. Refer to reputable sources and competent professionals to inform the creation and management methods most suitable to deliver the specific habitat outcomes targeted.

Formatting

The Template uses standard Microsoft Word formatting that has not been locked for editing. Adjust it, as required, to tailor your HMMP for the specific site and according to your preferences. You can increase or reduce the text box sizes, or increase or reduce the size of images, to fit the requirements of your plan.

You can provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix. If necessary to include in a separate report, reference the location using the appropriate box within the template. Provide at least one photograph for each relevant area habitat, hedgerow or watercourse feature.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey ‘prompt’ text.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Template published by Natural England. We acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design Ltd.

Checklist of Contents SM-T01

Please complete the table below to confirm the sections in this Template that have been completed.

Checklist of Contents Completed		Sections completed (please tick)
1.	Project Background	
1a	Project Information	<input checked="" type="checkbox"/>
1b	Planning Condition	<input checked="" type="checkbox"/>
1c	Roles and Responsibilities	<input checked="" type="checkbox"/>
1d	Site Boundary Plan	<input checked="" type="checkbox"/>
1e	Land Use Summary	<input checked="" type="checkbox"/>
1f	Site Photos	<input checked="" type="checkbox"/>
1g	Site Proposals Plan	<input checked="" type="checkbox"/>
2.	Management Plan Aims and Objectives	
2a	Site Aims and Objectives	<input checked="" type="checkbox"/>
2b	Retained and Enhanced Habitats Protection Measures	<input checked="" type="checkbox"/>
2c	Habitat Management Proposals	<input checked="" type="checkbox"/>
3.	Establishment and Management	
3a	Creation, Enhancement and Management Targets and Prescriptions	<input checked="" type="checkbox"/>
4.	Monitoring	
4a	Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site	<input checked="" type="checkbox"/>

Version Control SM-T02

Version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is adapted throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
V1	Final	Maral Miri (MSc, CEnv, MCIEEM) Principal Ecologist 12/08/2025	Akash Roda 20/08/2025

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01
<p>The information provided within this report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management’s (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report is intended for the sole use of the client in accordance with the agreement under which our services were performed. Unauthorised communication, reproduction, or usage of this report by any party other than the aforementioned is prohibited. No liability is accepted by MMEcology for any use of this report, other than for the purposes for which it was originally prepared and provided.</p>

1. Project Background

Summarise the key aspects of your management plan in this section. Tables can be extended to suit the specific needs of individual projects.

Project information SM-T01	
Project type	Residential
Development Name and Address	19 BEACON CLOSE, UXBRIDGE, UB8 1PX
Author	Maral Miri (MSc, CEnv, MCIEEM) Principal Ecologist MMEcology
Landowner	RRAK Properties Limited
Land Management Organisation	RRAK Properties Limited
Period covered by this management plan	2026 - 2056
Planning authority	Hillingdon Borough Council
Planning reference	17969/APP/2024/845
Central OS grid reference	TQ 05842 85311
Total Site Area	975 square metres

- c) Description of the management operations necessary to achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a works schedule, including an annual works schedule.
- f) Details of the monitoring needed to measure the effectiveness of management.
- g) Details of the timetable for each element of the monitoring programme and;
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
<p>No development shall take place on any part of the site until a written 30-year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to, and development shall commence and operate in accordance with it. The HMP should, as a minimum, include:</p> <div><div>a) Description and evaluation of the features to be managed.</div><div>b) Aims, objectives and targets for management.</div></div>

Roles and Responsibilities

Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

Author Responsible for Preparing HMMP SM-B03

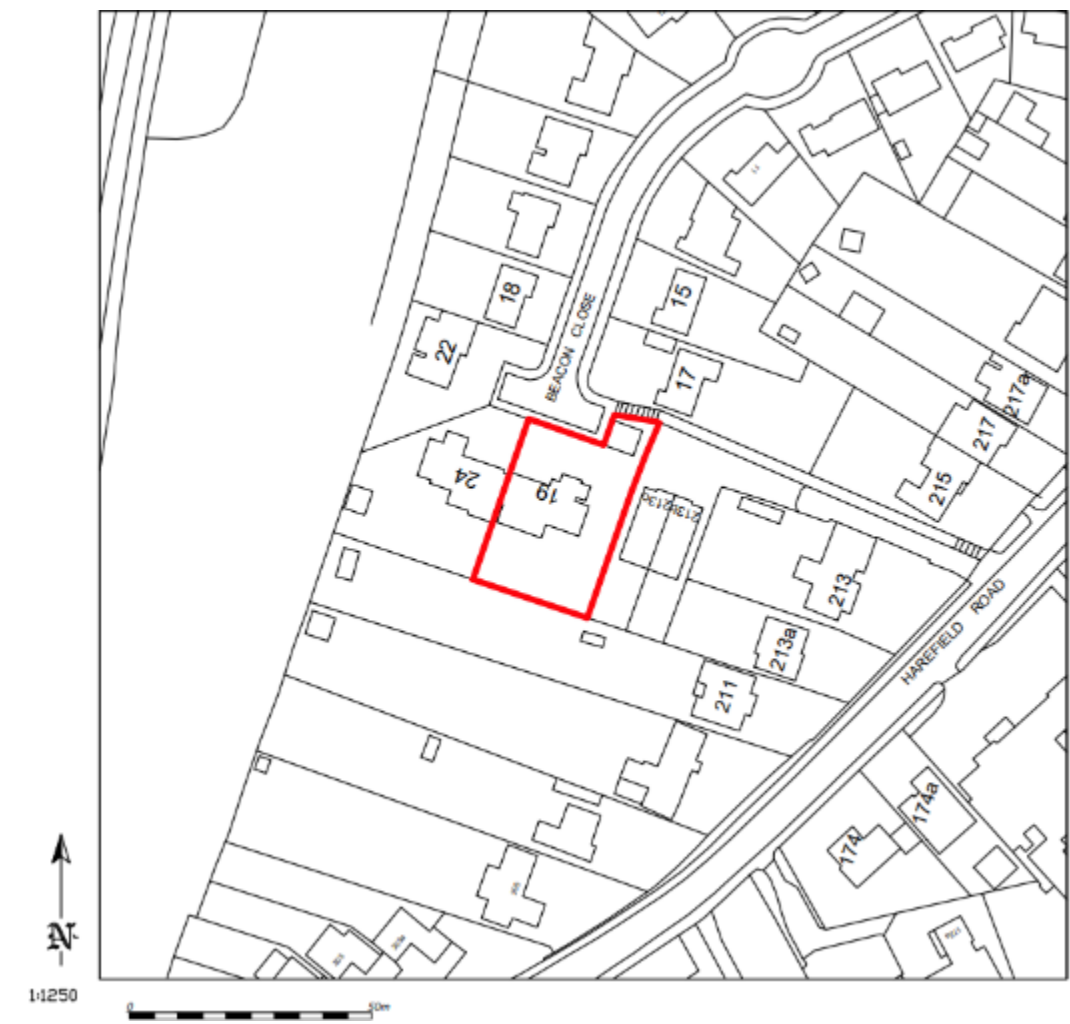
Name or Initials / Role	Maral Miri (MSc, CEnv, MCIEEM) Principal Ecologist		
Organisation	MMEcology		
Responsibility	Start Date	End Date	2056
Statement of Competency			
<p>This HMMP has been prepared by Maral Miri of MMEcology, Principal Ecologist, MSc, CEnv, MCIEEM, holder of Level 2 bat class licence, Level 1 great crested newt and dormouse licences from Natural England, with over 18 years of experience as a professional ecologist within both the private and public sector. She has extensive experience in undertaking BNG assessments with professional training received on UKHAB classification, BNG Metric Condition Assessment and BNG training provided by CIEEM and UKHAB training team.</p> <p>When instructed by the client, Maral will be responsible for conducting the ecological monitoring visits by assessing the habitat parcels. She will be responsible for identifying the progress of habitats in reaching the desired condition. She will produce monitoring reports which will incorporate a summary of findings to the landowner with recommendations for adaptive management where required to reach desired conditions. It will be the responsibility of the landowner to appoint MMEcology or a professionally qualified ecologist to conduct the monitoring visits over the duration of the 30-year management timeframe.</p>			

Landowner / Management Organisation Responsible for Delivering HMMP SM-B04

Name or Initials / Role	RRAK Properties Limited		
Organisation	RRAK Properties Limited		
Responsibility	Start Date	End Date	2056
Statement of Competency			

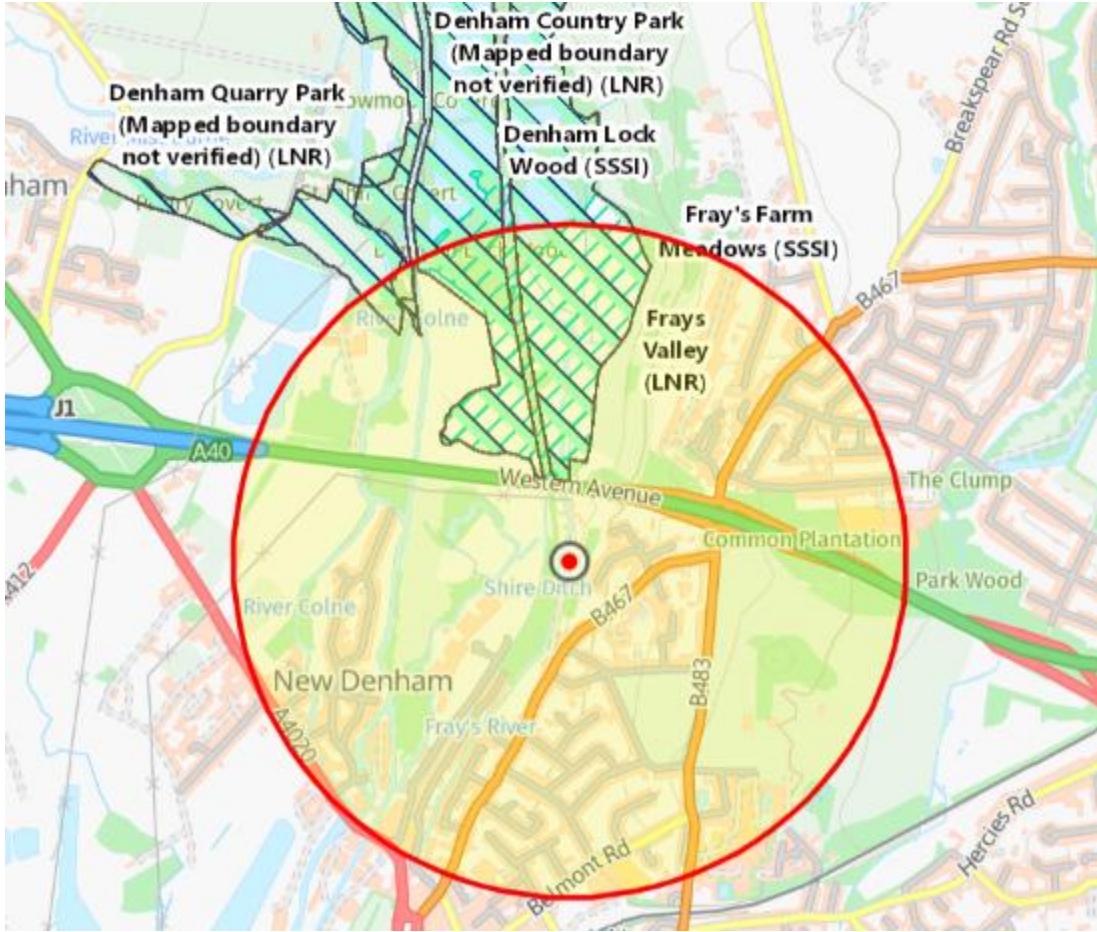
RRAK Properties Limited was set up in 2019, and since then has undertaken a number residential conversions and small-scale builds, along with delivering the associated soft landscaping schemes and the management of the created habitats.

Site Boundary Plan SM-F01



Site Context Plan SM-F02

Show the location of the site in context with relevant geographical information, such as National or Local planning policies, that have informed Site and landscape design. These may include (but are not limited to) the National and Local Character Areas, Local Nature Recovery Networks and Biodiversity Opportunity Areas. As a minimum, this plan should illustrate any information that has informed the decision on assigning strategic significance. See the Small Sites Metric (Statutory Biodiversity Metric) User Guide for more information.



Land Use

Description of Site Use - Baseline SM-B05
The application site is located at the bottom of Beacon Close and is a single-storey bungalow with a detached garage and a private rear garden. The garden is mainly covered by amenity grassland with a small number of trees, small areas of ornamental planting and boundary hedgerows. The application site is situated within a semi-urban setting, surrounded by residential buildings and their private gardens to all sides.
Description of Site Use - Proposed SM-B06

The proposals are for the demolition of existing bungalow and erection of two pairs of semi-detached dwellings to provide 2 x 3-bedroom dwellings and 2 x 2-bedroom dwellings plus associated hard and soft landscaping. The management of the private vegetated gardens fall outside of the scope of BNG as per the BNG User Guide.

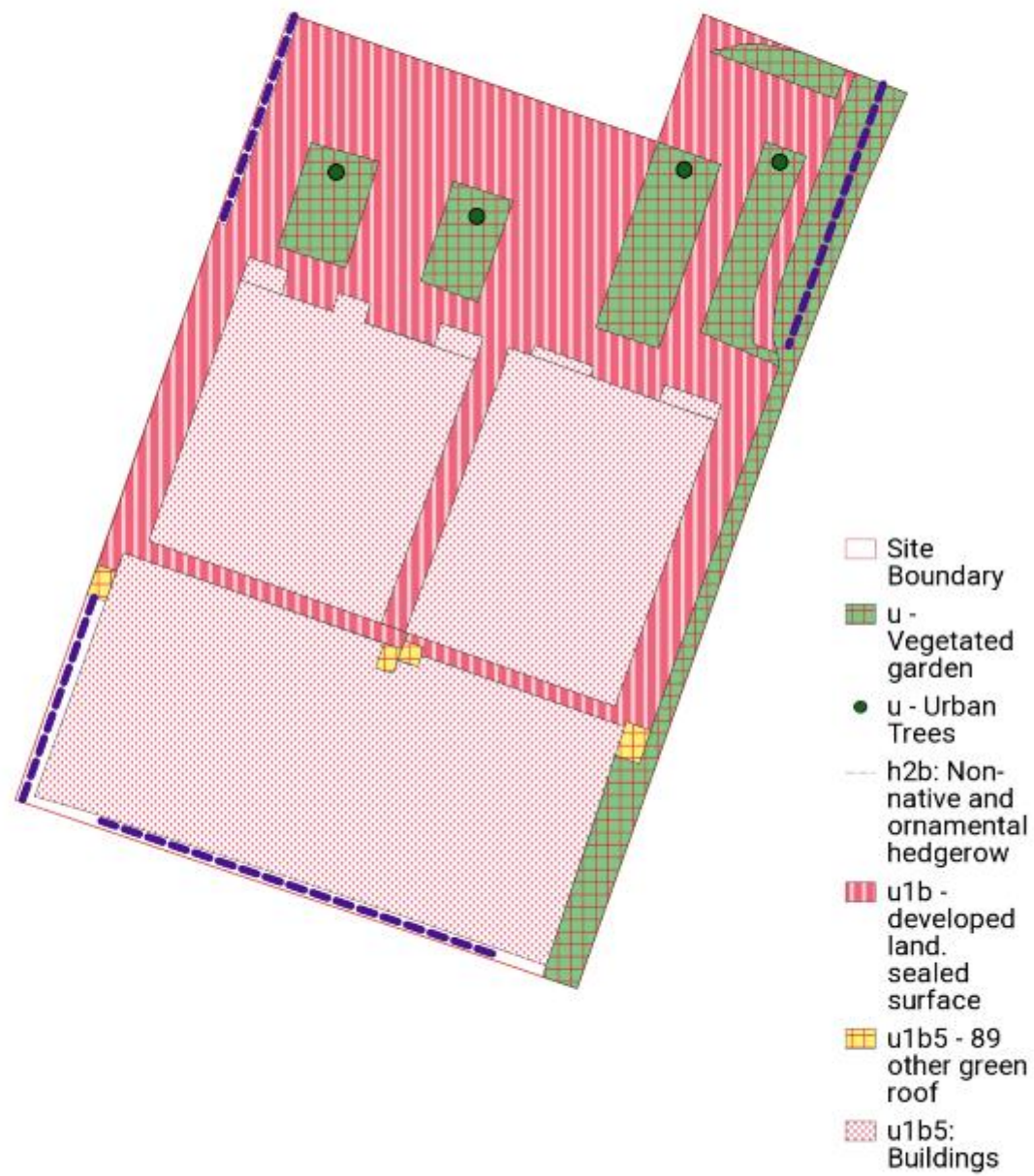
Site Photos SM-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan. Tick if additional photographs are provided in the Appendices ☐ Reference: [Click or tap here to enter text.](#)

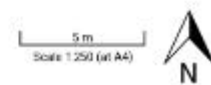


Site Proposals Plan SM-F04

As a minimum, show all the proposed habitats to be retained, created or enhanced. The map could be on an aerial photo, or a sketch map showing mapped habitat polygons. Include parcel references if possible. It is also helpful to include a north arrow and scale.



Site: 19 Beacon Close,
Uxbridge



Produced on Land App, Jun 24, 2025.

2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

The site is a dwelling and its private garden. After demolition, the land use will remain unchanged, with an increase in the number of dwellings and their gardens. To the front of the properties will be areas of car parking and amenity green space, which will be planted with trees, grassland and hedgerows. The rear gardens will be mainly laid to lawn. Furthermore, the top of the cycle stores will be covered by a sedum green roof. The following overarching aims and objectives have been identified for the new habitats on site:

- Provide detailed specifications of the proposed on-site habitats and how these will be created.
- Provide detailed specifications of the ongoing management of the on-site habitats for a minimum period of 30 years, in order for them to achieve and maintain their target condition.
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required; and
- Provide a plan for monitoring and reviewing the proposed habitats to check that they are meeting the vision of this document and to determine how remedial actions will be identified and implemented so that the development will still deliver the biodiversity objectives of the originally approved scheme.

Retained and Enhanced Habitats Protection Measures SM-B08

The hedgerows and trees within the private garden to be retained will be protected by the provision of a suitable buffer and erection of Heras fencing, to prevent any accidental damage during the construction phase. Retention of trees will be in line with BS 5837:2012, "Trees in relation to design, demolition and construction".

Summary of Adaptive Management Approaches SM-B09

Adaptive measures could include more regular management or monitoring; for instance, increased watering during dry spells and replacement of failed tree/shrub specimens.

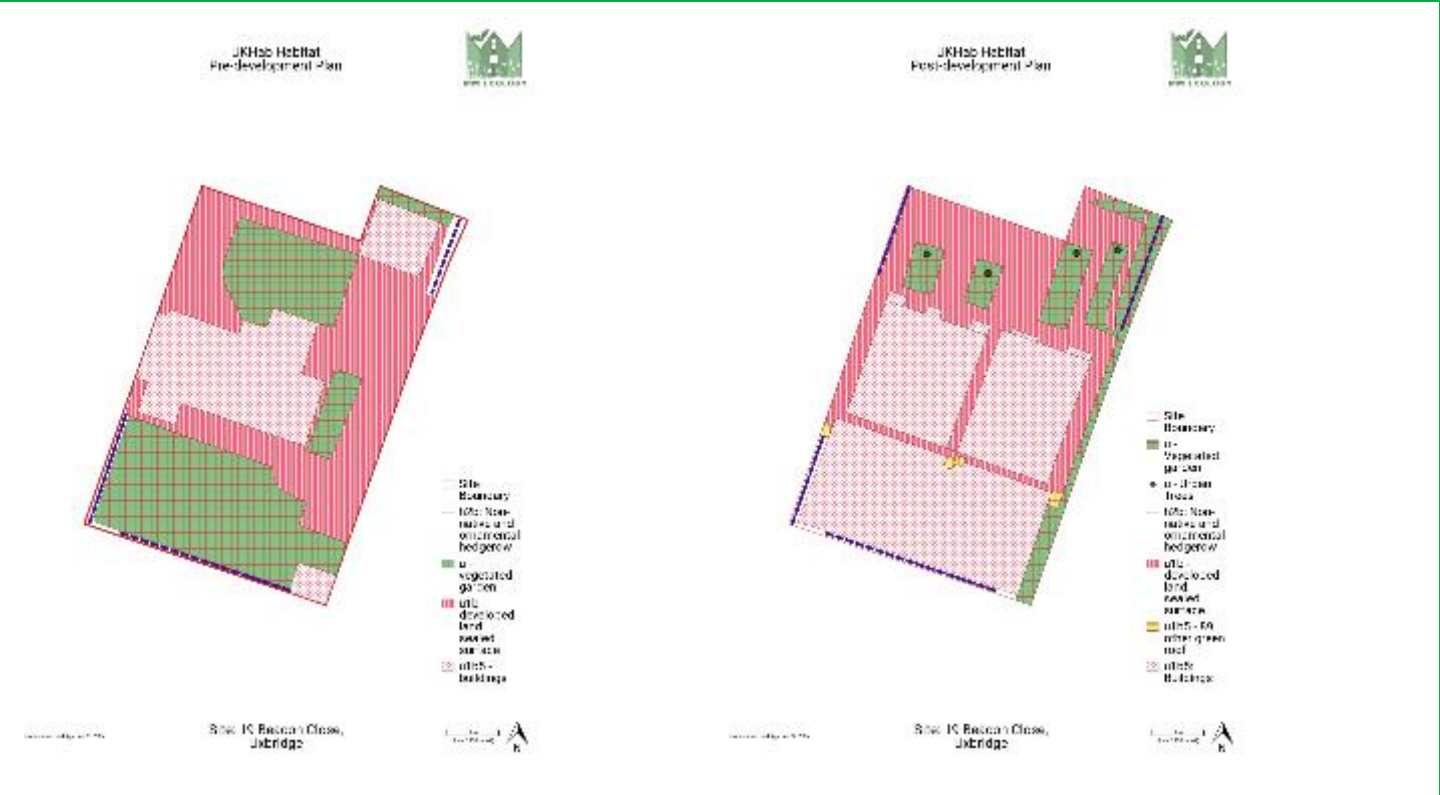
Habitat Management Proposals

Habitat Baseline Description SM-B10

The current on-site baseline habitats include Urban - Developed land; sealed surface, in the form of buildings (dwelling) and areas of hardstanding (car parking area, walkways, patio, etc.) and Urban - Vegetated garden. Whilst there are 8no. small trees (DBH ≤ 30cm) present on site, page 30 of The Small Sites Metric (Statutory Biodiversity Metric) User Guide (July 2024) clearly states that when recording baseline trees within private gardens, only medium, large and very large individual trees should be counted. Therefore, in line with the User Guide, as the trees within the private garden are all small, they have not been included in this section and will no longer be referred to. Furthermore, Non-native hedgerows (cherry laurel *Prunus laurocerasus*) are present along the southern, north-eastern and south-western boundaries of the site.

Retained Habitats SM-B11

Please refer to the pre-development and post-development UKHAB plans below for the location of the retained hedgerows on site. The southern and south-western hedgerows will be retained. Please refer to the Arboricultural Implications Report for the tree retention plan, which will indicate the trees along the southern boundary and some of the trees along the north-eastern boundary will be retained.



Enhanced Habitats SM-B12

Not applicable as none of the habitats on site will be enhanced.

Created Habitats SM-B13

- Post-development, the new habitats include:
- Developed land; sealed surface - Areas of sealed surface/hardstanding in the form of new dwellings, paved areas and car parking areas.
 - Vegetated garden - Forming the private gardens, laid to lawn with some planting.
 - Trees - There will be 4no. small, native trees planted outside the private garden area, within areas of soft landscaping associated with the car parking areas. This is considered to be acceptable as only newly planted trees sited within private gardens cannot be counted in the Metric due to private gardens having no public access, and biodiversity net gains not being able to be legally secured. However, the location of the proposed trees is immediately adjacent to Beacon Close, with unrestricted access (e.g. no gate) for management and monitoring purposes. The final list of species to be planted is included within the Soft Landscaping Scheme. However, species such as silver birch *Betula pendula*, cherry *Prunus sp.* and rowan *Sorbus sp.* will be used.
 - Other green roof – A sedum green roof will be created on top of the 4no. proposed bike sheds.
 - Native hedgerow – Approximately 14m of an ornamental hedge will be planted between the car parking areas, with species such as golden barbary *Berberis Stenophylla*, Japanese barbary *Berberis Thunbergii* and common box *Buxus Sempervirens*.

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Complete the planned prescriptions for each area habitat, hedgerows and watercourse proposed on-site in the table below to confirm how created and enhanced habitats will be established and managed. Include details on how retained habitats will be managed. At a minimum, list each area habitat, hedgerow or watercourse entered into the Small Sites Metric (Statutory Biodiversity Metric) calculation tool in the ‘Habitat/Feature Type’ column in the table below (SM-T02) and provide specific creation or enhancement and management prescriptions. If preferred, provide multiple rows for the same habitat/feature type where different prescriptions are to be used in different parcels/features, hedgerows or watercourse. Refer to the SSM HMMPT [Habitat Guide](#) for additional guidance on target habitat types and conditions to guide your prescriptions. If appending any additional documents that contain prescriptions or work schedules, please tick here and provide a reference: ☐ Reference: [Click or tap here to enter text.](#)

Habitat/Feature Type	Target Condition	Parcel/ Feature Ref	Habitat Creation or Enhancement and Management Prescriptions
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Vegetated garden	Condition Assessment N/A		N/A
Trees	Moderate	Please refer to the UKHAB post-development plan	<p>Planting pits will be excavated to a depth and size that contains the tree's root system and allows the collar of the plant (the mark on the tree where it has been growing above ground) to be level with the top of the soil. Tree stock of local provenance will be secured for planting, wherever possible. The tree will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil will be carefully backfilled in layers, ensuring the plant is held upright, and each layer will be carefully firmed down. A cane or timber stake with ties will be used to support the plant and ensure upright stable growth. A tree guard will not be used due to the urban location of the site and no risk of browsing. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots.</p> <p>Newly planted trees will be watered regularly, when required, for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.</p> <p>Any land underneath the crown of the trees will be left undisturbed and not used for storage, parking, etc.</p> <p>The stakes and ties will be checked regularly for the first few years and adjusted as necessary. When the trees are well established and large enough, to be determined by the suitably qualified ecologist during the monitoring visits the stakes, guards and ties will be removed. This is expected to be c. 5 years from planting.</p> <p>Any failed trees will be replaced on a like for like basis.</p> <p>Any evidence of an adverse impact on tree health by human activities (such as vandalism) will be monitored.</p> <p>No regular pruning regime will be carried out (unless for health and safety purposes) to ensure the trees retain >75% of expected canopy for their age range and height.</p>
Other green roof	Condition Assessment N/A	Please refer to the UKHAB post-development plan	<p>Any failed plants will be replaced on a like for like basis.</p> <p>Watering during excessively hot / dry spells will be carried out.</p> <p>Where required, weeds and moss on the green roof will be removed.</p>
Non-native and ornamental hedgerow	Poor	Please refer to the UKHAB post-development plan	<p>A trench or individual holes will be excavated, ensuring the width is twice the root ball's diameter and the depth is appropriate for the plant's size. The holes will be backfilled with soil, gently firming it around the roots. Where required, the soil will be supplemented with compost. The base of the hedge will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots.</p> <p>Newly planted shrubs will be watered regularly, when required, for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.</p> <p>The hedge will be pruned annually after planting to encourage bushier growth, especially in the first 5 years after planting.</p> <p>Any failed bushes will be replaced on a like for like basis.</p>

Risk Register and Proposed Remedial Measures SM-T03

Complete the risk register by identifying likely risks that could impede the successful delivery of target habitats, hedgerows or watercourses. List all risks that could reasonably be anticipated. This should not be an exhaustive list as it will not be possible to anticipate all potential risks.

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Newly planted trees fail to establish.	Individual trees	If any newly planted trees are found to be dead during the monitoring visits.	Replacing failed specimens on a like for-like basis.
Sedum green roof fails to establish.	Other green roof	If large parts of the green roof is covered by dead specimens.	Replacing failed sedum on a like for-like basis.
Hedgerow fails to establish.	Non-native and ornamental hedgerow	If dead shrubs are found within the hedge.	Replacing failed specimens on a like for-like basis.

4. Monitoring

Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site SM-T04

Provide details of the methods you will use to monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees	Check all trees for vigour and any failures which require to be replaced. Check for any signs of damage as a result of human activities. Check tree pits and stakes. Photos of each tree to be taken.	Monitoring checks to be completed between April - October in years 1, 3, 5, 10, 20 and 30.
Non-native and ornamental hedgerow	Check all hedge for vigour and any failures which require to be replaced. Check for any signs of damage as a result of human activities. Photos of each hedge to be taken.	Monitoring checks to be completed between April - October in years 1, 3, 5, 10, 20 and 30.
Other green roof	Check the green roof for any failures which require to be replaced. Check for any signs of damage as a result of human activities. Photos of the green roof to be taken.	Monitoring checks to be completed between April - October in years 1, 3, 5, 10, 20 and 30.

Organisation Responsible for Submitting the Monitoring Reports	RRAK Properties Limited	Organisation Receiving and Responsible for Reviewing Reports	Hillingdon Borough Council
<p>Year 1 monitoring will confirm completion of planting 4no. individual trees, creation of sedum green roof and hedge planting. Baseline (year 1) photos will be collected.</p> <p>Year 3 monitoring will report on results of how trees, hedges and green roof are establishing. Report on the requirement for any planting failures and requirement for replacements. Advise on if any adaptive measures should be undertaken such as additional weeding, watering, fertilising, etc. Photographs taken by ecologist will be included in the report submitted to the client, to be passed on by the client to the LPA. The client to advise the LPA if changes to the ecologist or assigned management company as well as changes in ownership.</p> <p>Year 5 monitoring will confirm successful establishment of the habitats. Advise on if any further adaptive measures were taken. Review success of previous management, and whether further measures are required. Photographs taken by ecologist will be included in the report submitted to the client, to be passed on by the client to the LPA. The client should advise the LPA if any changes to the ecologist or assigned management company as well as changes in ownership.</p> <p>Years 10, 20 and 30, will confirm habitat retention and assess habitat conditions are being met. Compare habitats to previous years photographs, composition, and percentage cover to identify trends. Review success of previous management, and whether further measures are required. Review the HMMP and confirm if management plan is still appropriate, and identify further measures required to implement. Photographs taken by ecologist will be included in the report submitted to the client, to be passed on by the client to the LPA. The client to advise the LPA if changes to the ecologist or assigned management company as well as changes in ownership.</p>			