

Habitat Management and Monitoring Plan

SITE NAME:	84 East Road, West Drayton, UB7 9HA
DATE:	21/10/2025
REVISION:	1.1
CLIENT:	J Singh

1. PROJECT BACKGROUND

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1. PROJECT BACKGROUND

Project Type	On-Site
Development Name and Address	84 East Road, West Drayton, UB7 8HA
BNG Project Name and Address	84 East Road, West Drayton, UB7 8HA
Landowner and Land Manager	Mr J Singh
Period Covered by this Management Plan	30 Years from October 2025
Planning Authority	London Borough of Hillingdon
Are any Irreplaceable Habitats present Onsite	No

2. SUMMARY OF MANAGEMENT PLAN

Habitats to be Retained, Created and Enhanced

Vegetated gardens are established as a part of the proposed development, from modified grassland and are proposed for enhancement at the Site to offset losses caused by the development as well as the planning of new native individual trees.

Timescale for Actions

Tree planting to commence from October 2025.

Monitoring Requirements

Monitoring of habitat success/need for remediation will include visits in year 1,2,5,10,15,20 and 30.

Required Consents and Licences

Full planning permission – Which has been obtained.

Funding

Site owner will secure the habitat provisions as they occupy own the site.

Legal Agreement

S106 agreement/conservation covenant required to secure HMMP long term.

2.1 Site Boundary Plan



2.2 Planning Strategy

Will the proposed work measures be delivered in phases – No

2.3 Roles and Responsibilities

Responsible person(s)/organisation(s) for delivering this management plan – SK

Responsibility Start Date – October 2025

Responsibility End Date – October 2055

Completing Biodiversity Net Gain Plan and ecology reporting associated with the planning permission conditions.

Supporting the scheme by producing this HMMP document.

Providing preliminary advice on habitat creation and management practices.

2.4 Land Use Summary

This area of grassland is subject to regular cutting, resulting in a sward of approximately 5cm in length. Species composition is poor, comprising predominantly perennial ryegrass *Lolium perenne* (D) and meadow grass species *Poa* sp (A) with occasional broad-leaved herbs such as dandelion *Taraxacum* spp (O).

Buildings on the site includes the main dwelling and a double-storey rear extension.

2.5 Overview of Proposed Site Use

The approved development is for the ‘Erection of an attached two storey dwelling with associated parking, landscaping, bin and cycle storage.

The site will be improved for biodiversity by tree planting, increased management of the vegetated garden areas and the installation of bird and bat boxes, as well as the provision of hedgehog highways.

2.6 Management Responsible for Implementing the HMMP

Landowner, Mr J Singh, will be responsible for the HMMP and long-term success of habitats on-site. This includes active management and remedial actions necessary.

2.7 LPA or Responsible Body for Reviewing HMMP

Local council, Hillingdon, will review HMMP and monitoring reports once submit, check any changes proposed to the HMMP over the period it is secured such as adaptive management practices. Consider enforcement action as necessary during the period this HMMP is secured.

2.8 Site Baseline, environment Information and Associated Impacts Checklist

Baseline and Environmental Information	Prompts for when there may be relevant	Check list If included	Document Reference or Reason if not included
Statutory/Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated effects on designated sites?	<input type="checkbox"/>	N/A Risk to Designations scoped out as part of the ecology report submit as part of the planning application.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	<input type="checkbox"/>	N/A Risk to protected/ notable species detailed within ecology report submit as part of planning application. Given the proposal type (small scale, habitats of limited floristic value, little scope for protected species and basic enhancement), risks to protected species considered negligible).
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	<input type="checkbox"/>	N/A. None present.
Biological Records Plan – Sies and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	<input type="checkbox"/>	N/A. Risk to Sites/Species assessed in ecology report. No major constraints identified.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	<input type="checkbox"/>	See ecology report, BNG Assessment including metric calculator and figures submitted as part of the planning application.

Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	<input type="checkbox"/>	N/A – Private Site
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	<input type="checkbox"/>	N/A. Woodland type unlikely to be impacted by climate change.
Geology and Topography	Any geological or topographical constraints or opportunities?	<input type="checkbox"/>	N/A, areas proposed for enhancement are on level ground with easy access.
Agricultural Land Status	Does the site support any land favorable for agricultural management? Could this affect the proposals?	<input type="checkbox"/>	N/A. Private Site; not agricultural
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	<input type="checkbox"/>	N/A
Contaminated Land	If there is any contaminated land, will this present any constraints?	<input type="checkbox"/>	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	<input type="checkbox"/>	N/A
Flood Risks Zone	Is the site within a flood risk zone? Will that present any site management risks?	<input type="checkbox"/>	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	<input type="checkbox"/>	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	<input type="checkbox"/>	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	<input type="checkbox"/>	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	<input type="checkbox"/>	None

3. MANAGEMENT PLAN AIMS AND OBJECTIVES

The proposal includes the planting of a number (3) of native, individual trees which will commence autumn 2025 as is appropriate for such practice.

Following this over the 30 years span of this HMMP the habitat will be managed and monitored with remedial actions taken as necessary to maximise the likelihood of successful implementation of the aims outlined above in accordance with the associated planning permission for the Site.

Developed land habitat features relevant to the Site include:

Developed Land Sealed Surface – These features will not be included within this HMMP.

3.1 Design Principles Informed by Baseline Information

Trees were assigned the lowest strategic significance owing to the lack of location within an important part of the green infrastructure network or nature recovery network for the authority area and neither habitat type were considered protected/priority status.

3.2 Habitat and Condition Targets

The following table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel/Feature Refs	Baseline Condition	Target Condition	Years to Targeted Condition	Condition Assessment Targets	Baseline
Modified Grassland	Individual Trees	1	N/A	Moderate	20	Trees should target criterion A, B, and F from condition sheet 9. If achieved habitat condition would be better than target which is advantageous, however, given context likelihood of moderate condition once established was considered more realistic.	Creation

3.3 Habitat and Condition Targets Further Comments

The individual trees will provide further opportunity for species such as invertebrates and birds, as well as increasing the floral diversity and structure. The area of trees will connect with other linear features in the local area.

The habitat creation will provide further structural diversity to the Site, whilst creating further foraging and nesting opportunity for wildlife.

3.4 Individual Trees

Creation, Enhancement and Management Summary

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:

Condition Assessment Criteria	Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
The tree is a native species (or more than 70% within the block are native species).	Yes	Proposed new ecologically valuable line of trees	Good quality, early mature trees of native species to be planted	N/A	Root ball trees to be preferred as they require less watering initially. Trees to be planted in October 2025. Trees should be fitted with a stake at planting.
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Proposed new trees	Trees should be pruned sensitively to facilitate balanced and natural growth form. The use of stake at planting are an important feature associated with promoting healthy growth form.	N/A	Ongoing pruning practices should be tailored specific to the tree species ensuring a healthy and balanced canopy develops and is continuous. Trees should be fitted with a stake at planting to promote upright straight growth.
The tree is mature (or more than 50% within the block are mature).	N/A	N/A	N/A	N/A	N/A
There is little or no evidence of an adverse	N/A	N/A	N/A	N/A	N/A

<p>impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.</p>					
<p>Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.</p>	N/A	N/A	N/A	N/A	N/A
<p>More than 20% of the tree canopy area is oversailing vegetation beneath.</p>	N/A	N/A	N/A	N/A	N/A

3.5 Individual Trees

Creation, Enhancement and Management Detailed Methods

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Ground Preparation and Planting	Proposed New Trees	October 2025	Tree stock 1-5 years old should be utilised for planting. Clear the site of weeds, grass, and debris to reduce competition for nutrients and water. Dig a hole 2-3 times the width of the rootball and slightly shallower than the rootball's height. Ensure the root collar (where the roots meet the trunk) is level with the surrounding soil. Handle the rootball gently to prevent root damage. Remove any non-biodegradable wrapping material but keep burlap intact if biodegradable. Mix excavated soil with organic matter (e.g., compost). Backfill gently, firming the soil to eliminate air pockets while avoiding compaction. Create a shallow, raised ring of soil around the base to hold water. Apply a 5-10 cm (2-4 inch) layer of mulch (e.g., wood chips or bark) around the base but avoid direct contact with the trunk. Remove damaged or diseased branches during planting.
Staking and Protection	Proposed New Trees	October 2025 and yearly until 2027	Stake the tree to provide support against wind until the roots establish (1-2 years). Use one or two stakes, depending on wind exposure. Position stakes at an angle and tie them loosely to allow some tree movement, encouraging root anchoring. Use soft ties or tree straps to prevent bark damage. Check and adjust stakes periodically; remove after the first or second growing season once the tree is stable. Install a tree guard to prevent damage from wildlife, such as deer or rabbits.
Watering	Proposed New Trees	October 2025 and yearly 2027	Water regularly during the first 1-2 growing seasons, especially in dry periods (weekly watering, ensuring deep penetration).
Establishing	Proposed New Trees	October 2025 and then yearly until 2027	Water regularly during the first 1-2 growing seasons, especially in dry periods (weekly watering, ensuring deep penetration).
Pruning and Maintenance	Proposed New Trees	November 2026 and then yearly in Autumn	Prune in late winter or early spring while the tree is dormant. Focus on shaping and removing dead, diseased, or crossing branches. Pruning should be limited to any branch clipping required to promote balanced and upright growth. Cut back to healthy wood or the point of origin. Cut off suckers at the base of the trunk and water sprouts along branches.

			or the trunk. Retain the central leader and remove competing leaders or vertical branches. Space out branches to create a balanced structure. Thin out crowded areas to improve light penetration and air circulation. Cut back excessively long branches to a bud or side branch to maintain proportional growth. Always cut just outside the branch collar (the swollen area where the branch meets the trunk or another branch). Avoid leaving stubs or making flush cuts. For Wild Cherry, minimal pruning is advised to prevent disease entry for the first 5 years the tree is planted. Pruning in this period should focus on balanced growth and disease prevention (if at all required). After this pruning should follow steps above and be maintained as a limited practice focusing on maintaining the central leader and avoidance of excessively
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3.6 Individual Trees Species Lists

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Silver Birch	<i>Betula Pendula</i>	66.6%	
Bird Cherry	<i>Prunus Padus</i>	33.3%	

What Does Success Look Like?



3.7 Habitat Creation and Management – Risk Register and Remedial Measures

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
01/03/2026	Individual Trees	Fails to Establish	Tree dies (i.e., not in leaf during spring, summer and autumn, poor vigour and brittle bark).	Replace with a like for like native species. Taking care to remove remnant root ball from the ground before replacing, or alternatively, cite new tree elsewhere on Site. Such details would need to be included within a monitoring report and revised version of this HMMP. If the tree location changes, the former tree location would need to be seeded with a standard grassland seed to re-establish modified grassland in poor condition in its place.
01/03/2026	Individual Trees	Poor Management	Trees in poor health	Appoint new contractor to manage trees or advise owner to seek training.

4. MONITORING SCHEDULE

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

4.1 Monitoring Strategy

The following will be used as reference points to monitor the habitats success.

Individual trees:

- All trees are present and alive;
- Vegetation directly below is still thriving;
- Trees are growing straight and evenly;
- Any signs of damage or poor management practices;
- Tree canopy is continuous and in good vigour;
- No signs of distress in the structure (limb fractures, callus rolls etc);
- Check for signs of fungal fruiting bodies or parasitic infestations;
- Check for signs of root impact/damage; and,
- As years progress should tree guards/Stakes be removed for trees benefit.

These monitoring features will be assessed via a Site visit in mid- July on relevant monitoring years.

4.2 Monitoring Methods and Intervals

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

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual Trees	Check number of trees. Are they all still alive.	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August.
Individual Trees	Is each tree growing evenly/straight and does the foot of tree look even, are the roots impacted/lifted/compacted	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August.
Individual Trees	Any sign of deterioration (detail those deteriorations as per those set out in Monitoring Strategy table above)	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August.
Individual Trees	Are tree guards/stakes sufficient/effective or have they surpassed their useful period and removal would be in the best interest of the tree, now given its size/age	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August. Surveys can stop once guards/stakes are removed.

4.3 Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

4.4 Monitoring Reports Schedule

Person Responsible for Submitting the Monitoring Report – Mr J Singh

Organization Receiving and Responsible for Reviewing Reports – London Borough of Hillingdon

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be Reviewed	Comments
Y1 (2027)	September	September or October	Report on results of initial habitat creation measures.
Y2	September	September or October	Results of how trees have established, including any need to re-establish if they have failed/died.
Y5	September	September or October	As above
Y10	September	September or October	As above
Y15	September	September or October	As above
Y20	September	September or October	As above
Y25	September	September or October	As above
Y30	September	September or October	As above

4.4 Summary of Adaptive Management Approaches

Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes.

These, in turn, inform the ongoing management. Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.

Observations and notes from day-to-day management are important for delivering adaptive management. Consider how this information will be captured and fed into changes in management prescriptions, then through to subsequent monitoring reports.

Regular robust monitoring, and reporting to the responsible authority, should identify issues early on. Then you can make conscious decisions to implement effective actions. If the BNG objectives are affected by external factors, it is important to agree decisions on changes to the management prescriptions and targets with the responsible authority. Following the review, record any changes in this management plan and schedule.

Where management prescriptions are failing to meet the requirements agreed within the supporting BNG assessment, adaptive management will be agreed with the client this could include (but not be limited to) the following:

- Planting new native trees in different locations/ using different species;
- Altering the soil chemistry;
- Soil chemical testing;