



Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	14 Money Lane West Drayton
Date:	17/12/25
Version:	V1.0
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 HMMPT 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 type="checkbox"/>
1b	Planning Condition	<input type="checkbox"/>
1c	Roles and Responsibilities	<input type="checkbox"/>
1d	Site Boundary Plan	<input type="checkbox"/>
1e	Land Use Summary	<input type="checkbox"/>
1f	Site Photos	<input type="checkbox"/>
1g	Site Proposals Plan	<input type="checkbox"/>
2.	Management Plan Aims and Objectives	
2a	Site Aims and Objectives	<input type="checkbox"/>
2b	Retained and Enhanced Habitats Protection Measures	<input type="checkbox"/>
2c	Habitat Management Proposals	<input type="checkbox"/>
3.	Establishment and Management	
3a	Creation, Enhancement and Management Targets and Prescriptions	<input type="checkbox"/>
4.	Monitoring	
4a	Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site	<input 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
1.0			

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01
Danielle Jeynes MA AMLI Landscape Architect
Richard Billingsley BSc (hons) Ecology
Brown Fisher Environmental LLP
Regency House, 48 Birmingham Road, Bromsgrove, Worcestershire, United Kingdom, B61 0DD

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	14 Money Lane, West Drayton, UB7 7NU
Author	Danielle Jeynes MA AMLI Landscape Architect Richard Billingsley BSc (hons) Ecology
Landowner	Ms Val Whitmore
Land Management Organisation	Masonwood Architects
Period covered by this management plan	30 years
Planning authority	London Borough of Hillingdon
Planning reference	5595/APP/2024/3184
Central OS grid reference	TQ05687930
Total Site Area	203m ²

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02

Summarise all relevant planning conditions to be discharged through your project related to this HMMP, when available.

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		Richard Billingsley BSc (hons) Ecology - Ecologist		
Organisation		Brown Fisher LLP		
Responsibility	Start Date	17 th December 2025	End Date	16 th December 2055
Statement of Competency				
Review the Small Sites Metric (Statutory Biodiversity Metric) User Guide for Competency Requirements.				
Provide the date when the HMMP author's responsibility is expected to start. Also, the predicted end date. For example, if the author is only involved up to the point of hand over to contractor, include the proposed date this will occur. Include any known details of a planned change in responsibility within the HMMP management period.				
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04				
Name or Initials / Role		Mr G Choda		
Organisation		Masonwood Architects		
Responsibility	Start Date	17 th December 2025	End Date	16 th December 2055
Statement of Competency				
Review the Small Sites Metric (Statutory Biodiversity Metric) User Guide for Competency Requirements.				
Provide above the predicted responsibility start and end dates for the landowner or management organisation. In circumstances where a planned change in responsibility will occur within the management period, include details here.				

Site Boundary Plan SM-F01

Location Plan

Site Address: 14, Money Lane, West Drayton, UB7 7NU



Date Produced: 04-Dec-2024

Scale: 1:1250 @A4



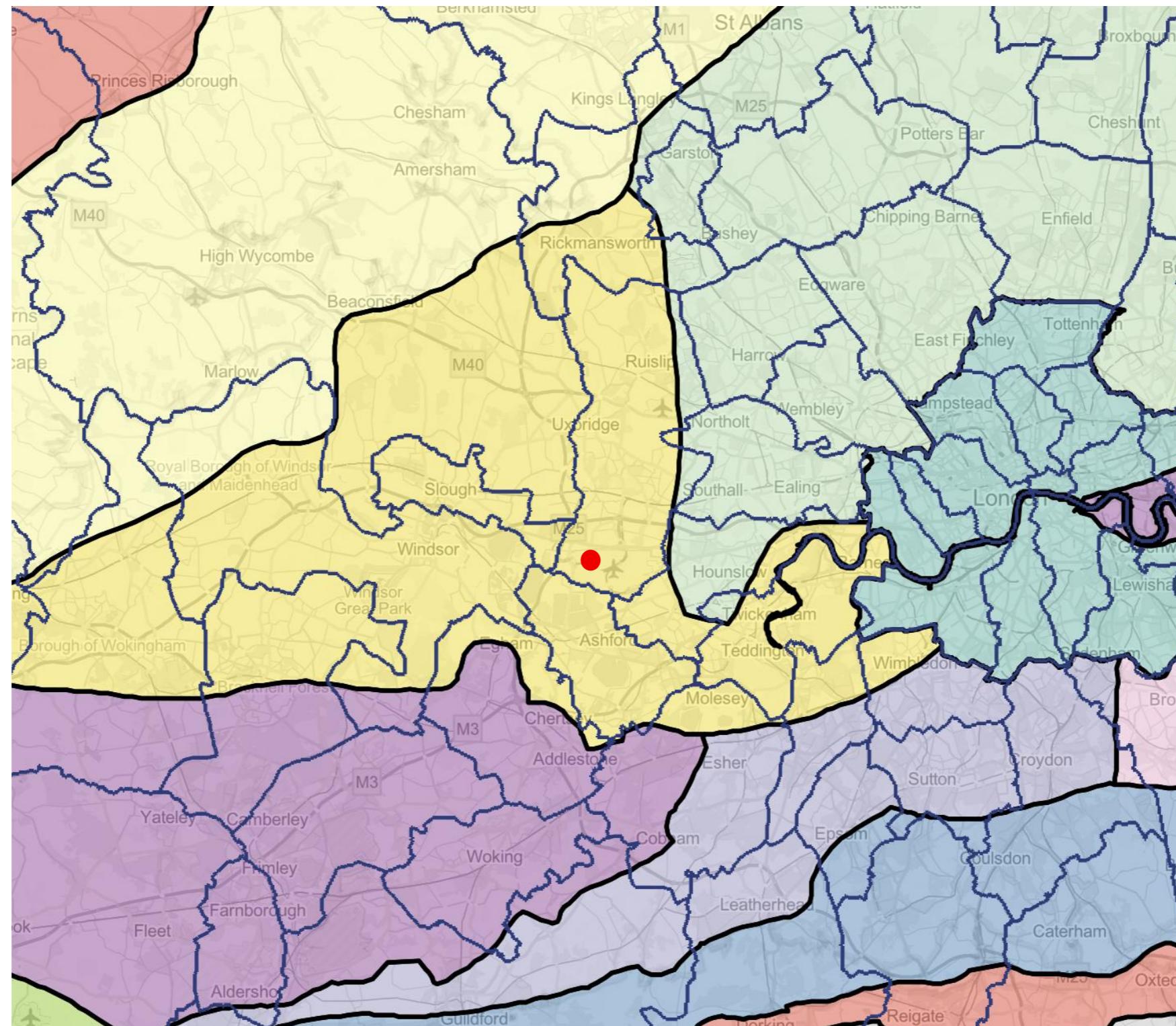
Planning Portal Reference: PP-13590320v1



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Site Context Plan SM-F02

The site is within NCA115 Thames Valley and LPA London Borough of Hillingdon



Land Use

Description of Site Use - Baseline SM-B05

The site consists of a garage block, hard surfaces short ruderal/ephemeral and two trees (one small elder, one medium whitebeam).

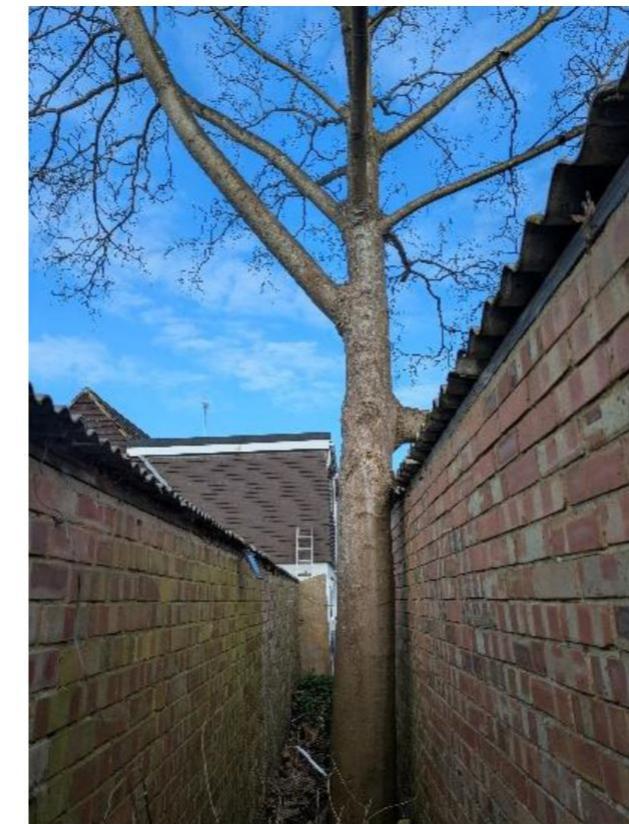
Description of Site Use - Proposed SM-B06

The site is in domestic use as garage space and parking



Site Photos SM-F03

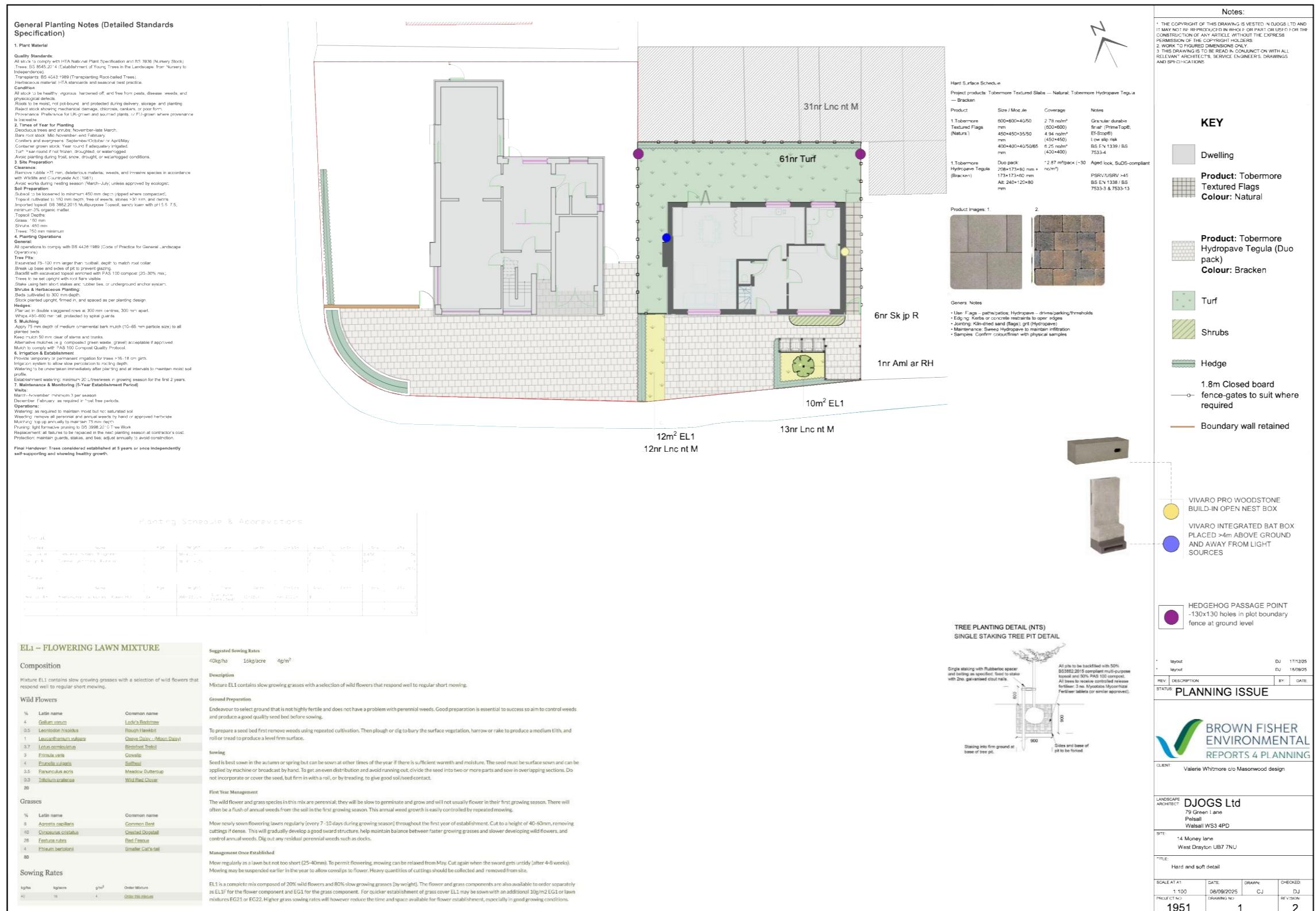
Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan. Tick if additional photographs are provided in the Appendices Reference: [Click or tap here to enter text.](#)



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.



2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

Creation of new dwelling with rear private garden, hard surface parking and access and creation of shared space non-native hedge, flowering lawn and new landscape tree at the front of the site

Retained and Enhanced Habitats Protection Measures SM-B08

2no trees retained

Summary of Adaptive Management Approaches SM-B09

Reseeding of flowering lawn if diversity reduces along with management adjustment. Replace failed tree or hedge plants. Alter species where unviable due to climate change pressure.

Habitat Management Proposals

Habitat Baseline Description SM-B10

A. Broad Habitat	B. Habitat type	Total Area	Total habitat units onsite	Units lost
Urban	Bare ground	13.00	0.01	0.005
Sparsely vegetated land	Ruderal/Ephemeral	14.50	0.01	0.006
Urban	Developed land; sealed surface	191.50	0.00	0.000

Table 1. Pre-development habitat units on site (excluding trees)

Tree size (Diameter at breast height)	Total number of trees pre-development	Number of trees retained (but not enhanced)	Area pre-development	Area retained
Small -DBH ≤ 30cm	1	1	41	41
Medium - DBH > 30 to ≤ 60cm	1	1	163	163
Large - DBH > 60 to ≤ 90cm			0	0
Very Large - DBH > 90cm			0	0
Total	2	2	203	203

Table 2. Pre-development habitat units on site (trees only)

Retained Habitats SM-B11

T1 Elder (small)

T2 Whitebeam (medium)

Enhanced Habitats SM-B12

None

Created Habitats SM-B13

A. Broad Habitat	B. Habitat type	Total area (m ²)	Habitat units created onsite
Urban	Developed land; sealed surface	137.50	0.0000
Urban	Vegetated garden	66.50	0.0128
Grassland	Modified grassland	15.00	0.0070

Table 3. Post-development habitat units on site

Tree size (Diameter at breast height)	Number of new trees planted post development	Area of new trees planted post development
Small -DBH ≤ 30cm	1	41

Table 4. Post-development habitat units on site (trees only)

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 Creation or Enhancement and Management Prescriptions
Habitat/Feature Type	Target Condition	Parcel/Feature Ref	
Flowering lawn	Good	Shared space	Ground preparation: Use low-fertility soil where possible; control perennial weeds. Create a fine, firm seedbed (cultivate/rake; firm by rolling/treading). Sowing: Sow in spring or autumn (or other suitable periods if warm/moist). Broadcast evenly in 2 passes; do not bury seed; firm in for good soil/seed contact. Year 1 establishment: Mow frequently (approx. every 7–10 days in the growing season) to 40–60mm; remove cuttings if dense; spot-treat/dig out perennial weeds. Ongoing (once established): Maintain as a flowering lawn (typically 25–40mm), with a relaxed mowing period from May to allow flowering; then cut again when untidy (often after 4–8 weeks). Collect/remove heavy cuttings; allow slightly taller edges where feasible for structural variety.
New tree (native)	Moderate	Shared space	Planting: Plant in the first available planting season. Excavate pit slightly wider than rootball; break up pit sides/base; set tree upright with root flare visible; backfill and firm. Stake/tie and fit guards as needed. Mulch: Apply mulch around the base (kept clear of the stem) and keep a weed-free mulch ring. Watering: Water immediately after planting; then water during dry spells for the first 2–3 growing seasons. Aftercare/inspections: Inspect regularly in Years 1–2; adjust/loosen ties, top up mulch, keep base weed-free, and carry out light formative pruning if required. Replacement: Replace any failures in the next planting season.

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
<6 vascular plants /m ²	Modified grassland (flowering lawn)	<6 vascular plants per m ² when surveyed	Reseed/overseed with appropriate flowering lawn mix in next suitable season. Adjust management to increase diversity (reduce fertility, remove cuttings, reduce mowing frequency during flowering period).
Degradation through excess poaching/physical damage; bracken/scrub/invasive species present	Modified grassland (flowering lawn)	>5% physical damage and/or >20% scrub cover and/or presence of a Schedule 9 invasive species and/or bare ground <1% or >10%	Adjust management and repair damage (localised re-turf/reseed; improve access routes if causing damage). Hand pull/cut undesirable species; treat invasives appropriately and remove arisings. Reinstate flowering lawn by reseeding where required.
Poor establishment / high mortality	Individual trees – urban tree	Tree dead/dying, severe dieback, or failure rate >10% in first 2 years	Increase watering during dry periods; check planting depth and soil condition; top up mulch and keep weed-free ring. Replace failed tree(s) in the next planting season.
Vandalism / mechanical damage	Individual trees – urban tree	Broken branches, snapped stake, bark damage, repeated damage at same location	Reinstate/upgrade guard and stake; prune damage correctly if needed; replace tree if failure occurs. Increase inspection frequency and consider more robust protection.
Drought stress	Individual trees – urban tree	Wilting/leaf scorch, poor growth during prolonged dry weather	Implement enhanced watering regime during dry periods; top up mulch; keep weed-free ring. Replace if mortality occurs (next planting season).

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
Modified grassland (flowering lawn)	Walkover check and fixed-point photos. Record: species richness (vascular plants per m ² where possible), % weed/scrub cover, % bare ground, overall sward character (grass vs forb balance), signs of damage/compaction and any areas needing reseed/repair.	Years 1, 3, 5, 10, 20, 30 (single combined visit), ideally May–July .
Individual trees – urban tree (landscape tree)	Check survival and general health (dieback, stress, pests/disease), stake/tie/guard condition, mulch ring/weed control, and any vandalism/damage. Photo record (same viewpoints each time).	Years 1, 2, 3, 5, 10, 20, 30 (Year 2 is a quick tree-only check), ideally May–July .

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	Applicant / Landowner or appointed Management Company (reports prepared by a competent ecologist or suitably qualified landscape manager)	Organisation Receiving and Responsible for Reviewing Reports	Local Planning Authority (or the appointed Responsible Body, if applicable)
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Provide an overview of the reporting strategy that will be delivered to the Local Planning Authority or Responsible Body throughout the life of this Habitat Management and Monitoring Plan (HMMP). As a minimum, include the type of reporting that will be submitted, how any updates to this HMMP will be provided, and the regularity that reporting of HMMP updates will be provided.

A 'Monitoring Report Template' has been produced to accompany the main Habitat Management and Monitoring Plan Template. Find all [HMMPT resources here](#). This monitoring report template can be used for reporting on small sites. Alternatively, where a simpler document is considered sufficient, provide a description here of what will be submitted.

For more information on monitoring requirements, review the [Small Sites Metric \(Statutory Biodiversity Metric\) User Guide](#).

Monitoring reports will be submitted to the Local Planning Authority (or Responsible Body, where applicable) to demonstrate delivery of the habitats and biodiversity measures set out in this HMMP.

Reports will be provided following the scheduled monitoring visits (Years 1, 2, 3, 5, 10, 20 and 30), or earlier if significant issues are identified. Each report will include: site name and date of survey; a brief summary of management undertaken; monitoring results against the target conditions for the flowering lawn and landscape tree; fixed-point photographs; any risks/issues identified (in line with the SM-T03 Risk Register); and a clear list of remedial actions completed or required, with timescales.

If changes to management prescriptions are required to achieve the target conditions, an updated HMMP (or a short addendum) will be provided with the next monitoring report, clearly describing what has changed and why.