

Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	No.5 Fringewood Close, Northwood, HA6 2TB
Date:	27th August 2025
Version:	Revision 1
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:

V. Manfu.

Client:

hell



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
Revision 1	27 August 2025	22 August 2025	26 August 2025

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01
Ten Point Five Architecture 184 Whittington Way Pinner HA5 5JY

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	No.5 Fringewood Close, Northwood, HA6 2TB
Author	Vas Manga, Ten Point Five Architecture
Landowner	Kishan Chandarana
Land Management Organisation	N/A
Period covered by this management plan	30 years from completion of works
Planning authority	Hillingdon Council
Planning reference	76184/APP/2025/1051
Central OS grid reference	Q 092 919
Total Site Area	625sq..m

Planning Condition

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

No development above damp-proof course level 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:

- a) Description and evaluation of the features to be managed.
- b) Aims, objectives and targets for management.
- 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.

REASON

To ensure the development delivers a Biodiversity Net Gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

Roles and Responsibilities

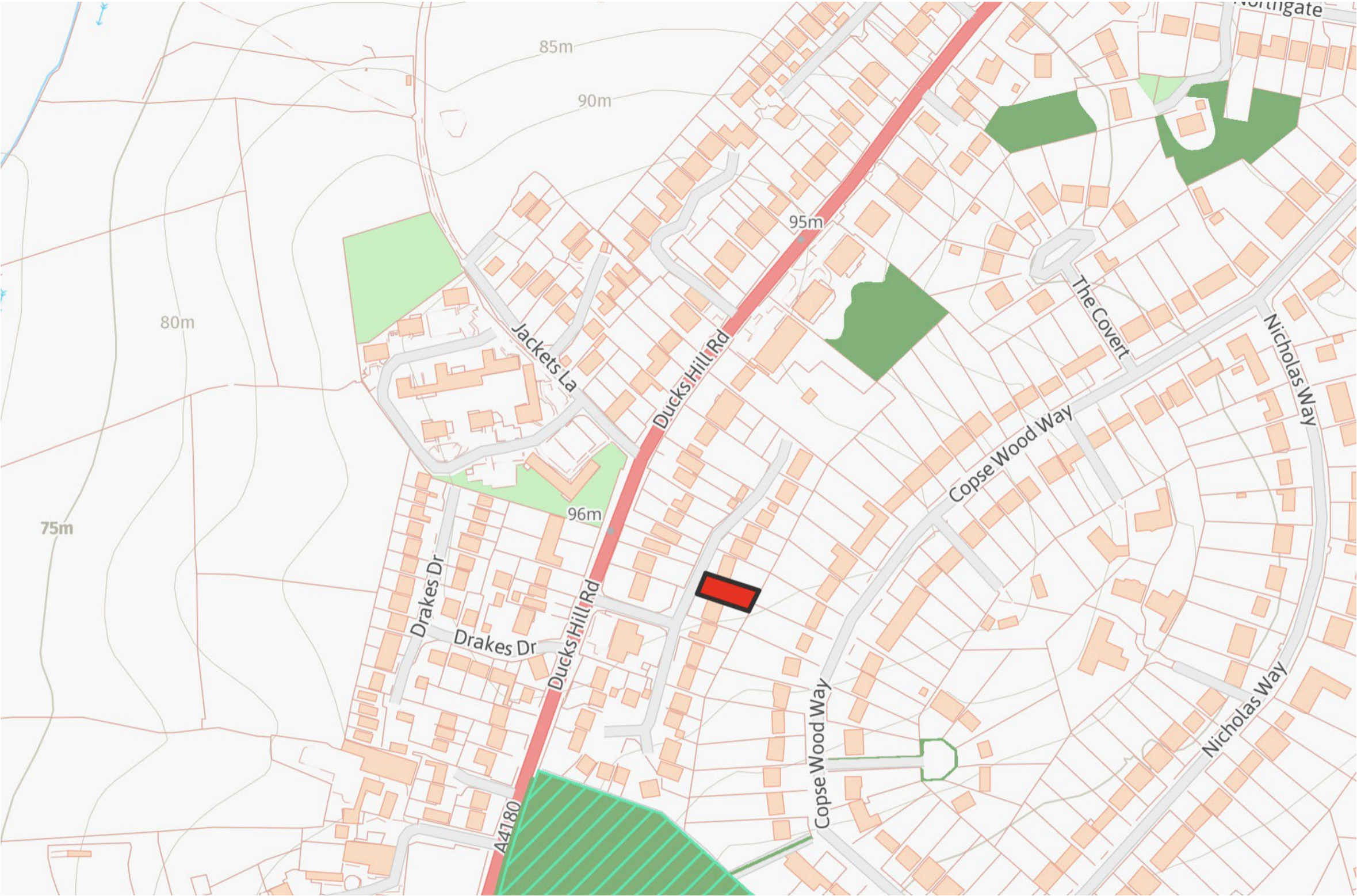
Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

Author Responsible for Preparing HMMP SM-B03			
Name or Initials / Role		Vas Manga, Architect	
Organisation		Ten Point Five Architecture	
Responsibility	Start Date	End Date	
	27/08/2025		30/08/2025
Statement of Competency			
<p>Vas Manga (RIBA, BA) is a Chartered Architect. He has 25 years’ experience working as a built environmental professional which includes landscape designs.</p> <p>The author is only responsible up to the date of handover to the landowner.</p>			
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04			
Name or Initials / Role		Kishan Chandarana	
Organisation		N/A	
Responsibility	Start Date	End Date	
	30/08/2025		30/08/2055
Statement of Competency			
<p>The landowner is responsible for delivering the HMMP up to the date that ownership changes or, if ownership does not change, until another body is appointed to manage the HMMP, or the end date specified above.</p>			



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 site is residential detached house within a area of housing

Description of Site Use - Proposed SM-B06

The site will remain as a detached as house.
This HMMP relates to four (7no.) new trees that will be planted in the frontage.

Site Photos SM-F03 C374 Site Proposal

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

To achieve 11.50% net gain onsite, habitats will be created by planting seven (7no.) trees.

Retained and Enhanced Habitats Protection Measures SM-B08

The seven (7no.) retained tree onsite will be protected by fencing during the construction works, in line with BS5837:1012 Trees in Relation to Design, Demolition and Construction – Recommendations. This fencing will remain in situ until construction is complete..

Summary of Adaptive Management Approaches SM-B09

Adjustments to the management of the habitats onsite will be driven by observations during monitoring visits and carried out by the person/company responsible at that time. Photographs will be taken from specific points across the site during each visit to provide a record of the habitat creation progress.

Habitat Management Proposals

Habitat Baseline Description SM-B10

Baseline habitat is a rear garden with mowed lawn and planted borders. There are currently seven (7no.) trees in the rear garden comprising of 1no. English oak and 6no. Leyland cypress.

Retained Habitats SM-B11

The habitats to be retained are seven (7no.) trees.

Enhanced Habitats SM-B12

There are no enhanced habitats.

Created Habitats SM-B13

The habitats to be created (trees) are intended to reach their target conditions within the 30-year management plan.

The four (7no.) new trees to be planted will be native species, 6-8cm DBH, or ‘young standard’. These are targeted to reach ‘Moderate’ condition within the 30-year HMMP.

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
Scattered trees in built up environments / Created habitat.	Moderate		<p>Tree Planting:</p> <p>Trees will be planted in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations.</p> <p>In summary:</p> <ul style="list-style-type: none">Planting of bareroot trees should only take place between November and March;Planting holes should be 150mm wider than the root spreadHoles should not be backfilled with topsoil but the excavated soil from each tree pit used as backfillTrees should be well watered after planting and mulch applied (avoiding contact with the stem)All trees should be appropriately staked and protected with tree guards. <p>Tree Management:</p> <ul style="list-style-type: none">Regular watering of trees throughout the first growing season after planting. After the first year, monitoring of weather conditions should dictate watering, especially if there are 10 consecutive days of temperatures $\geq 25^{\circ}\text{C}$.Pruning should only be undertaken to remove deadwood in the early years of the management plan as the trees are expected to attain their natural shapes as far as is practicable within the landscape.Dead trees will be replaced at a time of year to maximise survival of the replacements. Management of replacements will be as per new plantings.Stakes and ties will be checked annually to ensure root systems remain firm and stable in the ground. Stakes and ties can usually be removed after two full growing seasons but may be longer depending upon site conditions and growth of trees. Ties should be loosened if tree growth is such that the ties become tight or embedded in the bark of the stem.Trees will be checked annually for damage from human, mammal or other external damage and pests and diseases.

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
Failure to thrive or dead trees	Trees	Monitoring observations reveal trees have died or are failing to thrive and will die before next monitoring visit.	Trees are replaced at the earliest opportunity or at the most beneficial time of year to aid survival. Possible change of species to prevent repeat failure.

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
Trees	Undertake inspection of all trees, noting species, location and condition. Take photographs.	Once per annum during year 1, 3, 5,10,15, 20, 25 and 30 following construction i.e. until September 2055. Surveys to be completed between April and September ideally during the same 8 week period each year of monitoring for consistency and to aid comparison and the identification of trends.
Retained trees	Undertake inspection of all trees, noting species, location and condition. Take photographs.	Once per annum during year 1, 3, 5,10,15, 20, 25 and 30 following construction i.e. until September 2055. Surveys to be completed between April and September ideally during the same 8 week period each year of monitoring for consistency and to aid comparison and the identification of trends.

Organisation Responsible for Submitting the Monitoring Reports	Landowner	Organisation Receiving and Responsible for Reviewing Reports	Hillingdon Council
<p>Monitoring reports will be delivered to Hillingdon Council within 28 days of each monitoring visit in the form of either a completed copy of the 'Monitoring Report Template' or a short document detailing any changes/issues/remedial measures needed, accompanied by photographs.</p> <p>This HMMP will be updated if any changes to land ownership or habitat management/maintenance body are made.</p>			