Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	13 Oak Avenue, West Drayton, UB7 9EP
Date:	17/10/2025
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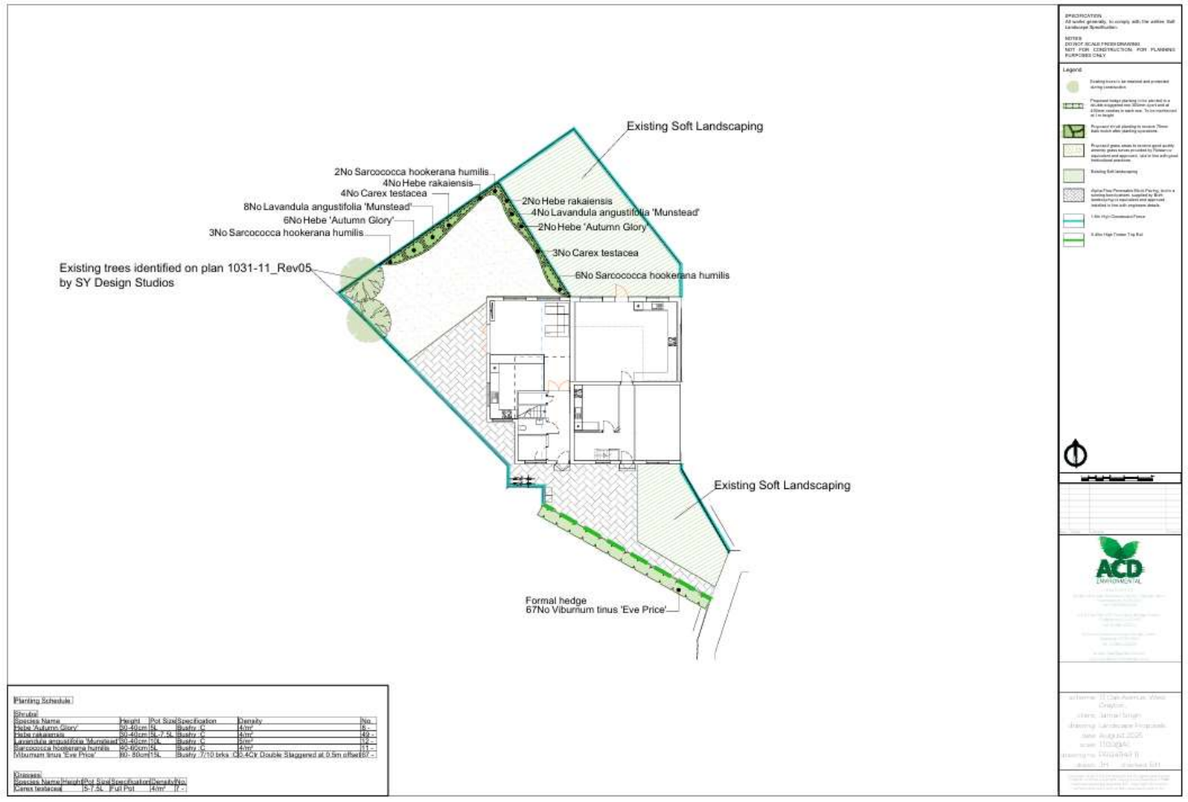

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OSN Development LTD

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Version Control

The 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 altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
V1.1	Issued	Matthew Game – 17/10/2025	Reid Cowell – 18/10/2025

Document Details

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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-Site
Development Name and Address	13 Oak Avenue, West Drayton, UB7 9EP
BNG Project Name and Address	As above
Author Organisation	Ecology Essex Limited
Landowner	OSN Development LTD
Land Manager	As above
Responsible person/organisation for creating or enhancing the habitat	As above
Period covered by this management plan	30 years from October 2025
Planning authority	Hillingdon Council
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 07192 79336
Metric revision/title	The_Statutory_Biodiversity_Metric_Calculation_Tool_23.07.2024 - 13 Oak Avenue, UB7 9EP
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Vegetated gardens are established as 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 planting of new native individual trees.

Timescales for Actions PB-B03

Tree planting to commence from October 2025.

Monitoring Requirements PB-B04

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

Required Consents and Licences PB-B05

Full planning permission - which has been obtained.

Funding PB-B06

Site owners will secure the habitat provisions as they occupy own the Site.

Legal Agreement PB-B07

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

Site Boundary Plan PB-F01

Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒
N/A	

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		MG		
Organisation		Ecology Essex Limited		
Responsibility	Start Date:	October 2025	End Date:	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.				
Statement of Competency				
'I have been a professional ecologist for over 20 years; I have a BSc in Ecology and Environmental Management along with an MSc in Biodiversity Conservation. I have attended numerous training courses relating to habitat assessment, creation and management ran by the Chartered Institute of Ecology and Environmental Management (CIEEM) covering a diverse range of habitat types. My experience with BNG ranges from small residential schemes to large infrastructure projects, including SZC as the Project & Site Manager for the MCA clearance'				

Landowner or Land Manager PB-B10				
Name or Initials		OSN Development LTD		
Organisation		Landowner		
Responsibility	Start Date:	October 2025	End Date:	2055
Will be responsible for the delivery of the HMMP and long term success of habitats on-Site. This includes active management and remedial actions as necessary.				
Statement of Competency				
Will oversee any appointed specialist competent contractors. Has experience with landscape practices due to their role as project managers and developers managing the land and creating habitats such as those listed in this HMMP.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		N/A		
Responsibility	Start Date:	N/A	End Date:	N/A
N/A				
Statement of Competency				
N/A				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Unknown		
Organisation		Hillingdon Council		
Responsibility	Start Date:	October 2025	End Date:	2055
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.				

Land Use Summary

Overview of Baseline Site Use PB-B13

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 site include the main dwelling and a single-storey extension.

A concrete slab pathway that leads through the front garden of the property.

Overview of Proposed Site Use PB-B14

The approved development is for the Erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space.

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.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: Click or tap here to enter text.

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box 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 sites?	☐	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?	☐	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?		N/A. None present.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	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.	☐	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?	☐	N/A – Private site
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A. Woodland type unlikely to be impacted by climate change.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A, areas proposed for enhancement are on level ground with easy access.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A. Private Site; not agricultural
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

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 year 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.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

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.

Habitat and Condition Targets PM-T01

This 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	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
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

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.

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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**
A	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.
B	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.
C	The tree is mature (or more than 50% within the block are mature).	N/A	N/A	N/A	N/A	N/A
D	There is little or no evidence of an adverse 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.	N/A	N/A	N/A	N/A	N/A
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N/A	N/A	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N/A	N/A	N/A	N/A	N/A

Additional Management Prescriptions (UT-B01)

N/A

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

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

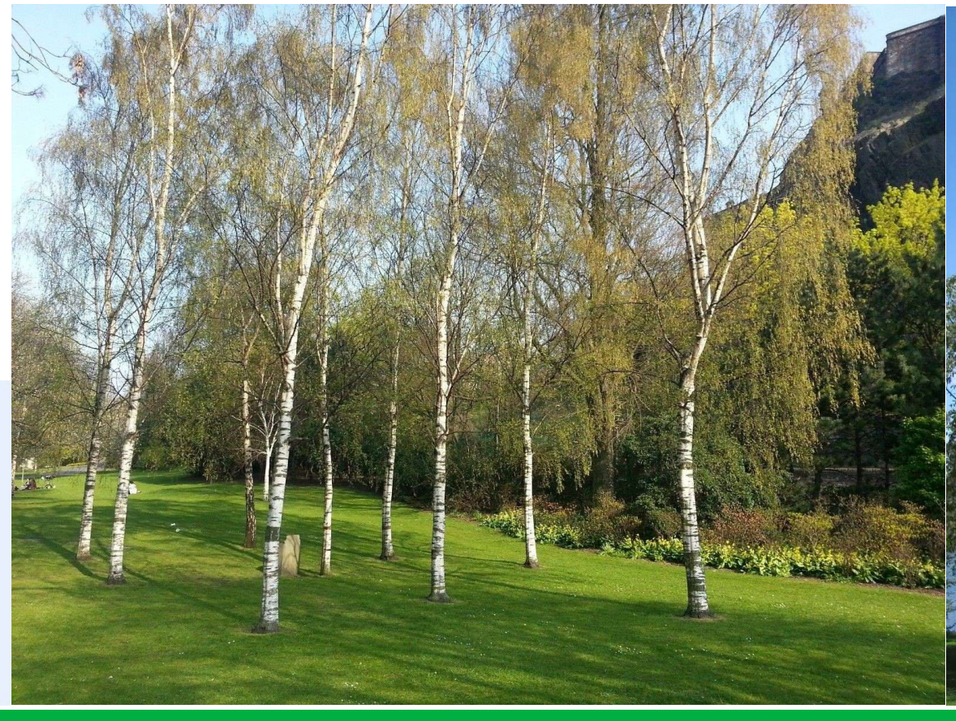
Action	Relevant Features	Timing	Prescriptions
Ground preparation and Planting	Proposed new trees	October 2025	Tree stock 1-5 years old should be utilised for planting. Clear the site of weeds, grass, and debris to reduce competition for nutrients and water. Dig a hole 2-3 times the width of the rootball 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 until 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 long or leaning branches.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	Betula pendula	66.6%	
Bird cherry	Prunus padus	33.3%	

What Does Success Look Like? (UT-F01)



Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

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.

3. 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.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

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.

Monitoring Methods and Intervals MS-T01

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 alive still.	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 (e.g.) 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 signs 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.

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.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
OSN Development LTD	Hillingdon Council

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

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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;