

Peabody

Batford Play Space 2025-2027

Habitat Management and Monitoring Plan

Draft report

Prepared by LUC

July 2026



Peabody

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Habitat Management and Monitoring Plan

Project Number
 16006d

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Chapter 1

Introduction

Purpose of the Plan

1.1 In June 2026, LUC was appointed by Peabody to prepare a Habitat Management and Monitoring Plan (HMMP) of Batford play space, located at 16 - 28 Varcoe Gardens, Hayes (hereafter referred to as 'the Site') to support the delivery of the Biodiversity Gain Condition for the approved a planning application 80054/APP/2026/1117.

1.2 The Biodiversity Net Gain (BNG) Report¹ for Batford play space 80054/APP/2026/1117 summarised the baseline of the Site, the target habitats and an assessment of whether and how BNG requirements would be fulfilled and should be referred to for detailed information about the baseline and this assessment.

1.3 This plan identifies the targets for the site and how they will be achieved through implementation and management, and how they will be monitored. The HMMP should be read in conjunction with the BNG Report.

Site Description

1.4 The Site (TQ 08767 81159) is a small neighbourhood playground located within a highly residential area of Hayes, London. It is currently used for informal recreation and children's play and contains a slide, two benches, and three grassed bunds. The site is publicly accessible and subject to recreational use and routine grounds maintenance. The grassland is managed amenity grass, likely mown regularly to maintain a short sward suitable for play.

1.5 The habitat recorded on site was amenity grassland, with two individual trees and one group of trees. The site was bound by a hard standing pedestrian path to the north, south and east, and a road to the west. The site is split in half by fencing which extended around the outside of the southern half. The northern section is bounded by a timber knee rail, and forms open grassed with two large bunds and several drainage manholes and gullies.

1.6 The Site is located within The London Borough of Hillingdon. the location of the site can be seen in **Appendix A** site location plan. This site is considered an on-site contribution to the BNG requirements of the planning

¹ 16006d - Batford Play Space 2025-2027_BNG_Final Issue.
Submitted with planning application.

application. The BNG units are secured via a planning condition. This agreement is a separate legal document and should be viewed in conjunction with this HMMP and the BNG Report.

Project Description

1.7 The project aims to enhance the current open space to create a playground and sports area with an outside gym for the surrounding residents. The proposed plans include planting blocks of native mixed scrub, creating a section of seasonally flooded and inundated grassland with wet tolerant vegetation, planting a small area of introduced shrubs and planting of seven trees. The proposed works will require the removal of areas of modified grassland and one small willow tree to the south of the site. Approximately half of the modified grassland will be maintained. All drainage features within the site and the attenuation tank will be retained

Legislation and Policy

1.8 The Environment Act 2021 (Schedule 14²) made new provisions to the Town and Country Planning Act 1990 (Schedule 7A) by making planning permission in England subject to a biodiversity gain objective. All permissions granted, unless exempt³, are subject to the biodiversity gain condition to provide a gain plan detailing at least 10% gain for biodiversity as valued using the Statutory Biodiversity Metric by a competent person.

1.9 In accordance with the National Planning Policy Framework (NPPF)⁴ proposals should seek to demonstrate Biodiversity Net Gain (BNG). The NPPF states plans should '*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*'.

Structure of the Plan

1.10 This HMMP has been written in accordance with the guidance set out by Natural England⁵, and is in line with the Natural England HMMP Template. The Natural England HMMP Template Checklist has been included within **Appendix E**, highlighting the information included, and where excluded the reasons for this exclusion, and the plan's compliance with requirements.

1.11 This plan sets out:

- The habitats to be created and enhanced.
- How these will be implemented and managed.
- When and how the habitats will be monitored.
- When and how the monitoring results will be reported.
- How management may be adapted accordingly to achieve the desired outcome (based on monitoring results).
- When and how the management plan will be reviewed.
- Who is responsible for the above.

² [Environment Act 2021 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

³ [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁴ Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework*. Available at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵ Available at:

<https://publications.naturalengland.org.uk/publication/5813530037846016>

Chapter 2

Roles and Responsibilities

Roles

2.1 The HMMP informs the legal agreements used to secure the Site alongside the details of the BNG Report. It sets out relevant information for several key parties:

- 1. The Planning Authority** – The Local Planning Authority (LPA) should use this document to assess the likelihood an application will achieve BNG as well as using it to inform monitoring and enforcement commitments across the 30 years of the agreement.
- 2. The Applicant** – The applicant should use this plan to demonstrate how they will achieve BNG requirements.
- 3. The Site Owner** – The Site Owner should use this plan to understand their obligations and risks as they pertain to the creation, enhancement, management and monitoring of habitats.
- 4. The Site Manager** – The Site Manager should use this plan to inform site management, including the necessary actions to manage habitats to the agreed specifications and the desired outcomes.
- 5. Ecologist / Competent Person monitoring the Site** – This plan should be used by Ecologists / Competent Person who monitor the site to assess the success of the management regime, report to, and advise, the site owner, site manager and the LPA. They will make recommendations for adapting management as required. The plan contains a monitoring schedule that should be adhered to and intended outcomes which can be used to assess success.

2.2 **Table 2.1** summarises the key parties, their roles and responsibilities, named individuals and organisations and how to contact them.

HMMP preparation

2.3 This HMMP has been prepared by LUC Senior Ecologist Sarah Hockings MSc and Ecologist Jakob Howard MEng MA. Qualifying Member of CIEEM. Both are suitably competent persons.

Timeline

- An Extended Phase 1 Habitat Survey was undertaken within the Site boundary in line with standard methods

set out by the Joint Nature Conservation Committee⁶. Phase 1 Habitat Survey provides a rapid means of classifying broad habitat types in any given terrestrial site. Adoption of UKHab methodology was further implemented for use within Biodiversity Net Gain Metric.

- The survey was 'extended' to consider the suitability of the Site to support notable or protected flora or fauna. Species considered included those identified during the desk study, or those considered appropriate by the surveyor during the survey. This included consideration of the following species: badger, bats, birds, great crested newt, reptiles and hedgehog.
- The survey was undertaken on the 11th of February 2026 by Sarah Hockings, MSc. Weather conditions during the survey were cool with light rain and an average temperature of 8 °C.
- The application was approved in July 2026
- The Gain Plan (BNG Report and HMMP) is due to be approved in July or August 2026
- Construction is due to commence on 21st September 2026
- Construction is due to be completed on 23th November 2026
- Implementation activities for habitat creation and enhancement are due to be completed on 23th November 2026
- The 30-year requirement for managing and monitoring the habitats is due to commence on the 24th of November 2026
- The 30-year period for managing and monitoring the habitats is due to end on the 24th of November 2056

Table 2.1 Responsible Persons and Organisations

Role	Name	Organisation	Responsibilities	Contact info
Local Planning Authority (LPA)	Chris Wai-Hing Tse	The London Borough of Hillingdon	Agree HMMP as fulfilling BNG requirements associated with BNG Report Discretionary post-implementation visit. Report review Confirm or dispute to Site Owner and Ecologist the findings and recommendations	Senior Planning Officer - Central and South Hillingdon Council Civic Centre (3N/02) High Street Uxbridge UB8 1UW
Applicant	Desiree Shepherd	Peabody	Ensuring completion of HMMP is undertaken by a suitably competent individual.	Public Realm and Landscape Manger Peabody 45 Westminster Bridge Road London SE1 7JB
Site Owner	Peabody	Peabody	Overall responsibility for delivery and communications	45 Westminster Bridge Road London SE1 7JB

⁶ Joint Nature Conservation Committee (1990) Handbook for Phase 1. Habitat Survey. Joint Nature Conservation Committee, Peterborough.

Role	Name	Organisation	Responsibilities	Contact info
Construction Manager/Landscape Contractor	PVR, Tom Bruce	PVR	Implementation practices	PVR Contracting Ltd 77 Portsmouth Road Waterlooville Hampshire PO8 9LH
Site Manager	Peabody's Environmental Management Team, Darren Phillips	Peabody	Implementation practices Manage habitats	PVR Contracting Ltd 77 Portsmouth Road Waterlooville Hampshire PO8 9LH
Ecologist / Competent Person	Sarah Hockings	LUC	Monitor site Prepare monitoring reports Send reports to Site Owner and LPA	Sarah.hockings@landuse.co.uk

Chapter 3

Habitat Creation, Enhancement & Management

Outcomes

3.1 Habitat management is outcome focussed. In regard to BNG, these outcomes are associated with the habitats targeted for creation or enhancement and their targeted condition. Condition refers to their comparative status based on features such as species richness and percentage of bare ground, with parameters set for each specific habitat type and criteria. They are derived from the condition sheets associated with the Statutory Metric (see **Appendix C**). The LPA is required to agree that these targets will fulfil the BNG requirements associated with the Batford Play Area development prior to commencement.

3.2 Some habitats will be retained from the pre-development baseline and not be subject to specific implementation activities.

3.3 All habitats are mapped and identified as retained, enhanced or created in the Habitat Plan in **Appendix B**.

Retained Habitats

3.4 Retained habitats comprise six out of seven existing trees on the Site, around half of the modified grassland area, and all existing hardstanding, which comprises a path around the Site's perimeter as well as a number of drain covers located throughout the Site.

Enhanced Habitats

3.5 No habitats on Site will be enhanced.

Created Habitats

3.6 The proposed development includes the creation of developed land; sealed surface in the form of new areas of hardstanding paths and play areas.

3.7 The proposal also includes the planting of seven new individual urban trees as well as four areas of mixed scrub. It is assumed that these trees will be of moderate condition as they will meet conditions B, D, and F of the condition assessment criteria (**Table C.1**).

3.8 To the southeast of the site and area of other neutral grassland will be created by planting a low maintenance grass seed mix and British Wildflower Plants 'Wet Area Mix'. This

area has been designed to promote seasonal pooling and creation a seasonally wet section of grassland.

3.9 A small area of introduced shrubs will be planted around the seasonal pool, with locally sources stepping stones creating a play path.

Summary

3.10 Table 3.1 summarises the changes in habitat type and condition that is being targeted.

Table 3.1 Habitat and Condition Targets

Parcel Reference	Retained, Enhanced or Created	Baseline Habitat Type	Baseline Condition	Targeted Habitat Type	Targeted Condition	Years to Target Condition	Year of Target Condition	Condition Assessment Targets
0, 10, 16, 17, 24, 26, 27	Retained	Modified Grassland	Poor	Modified Grassland	Poor	N/A	N/A	Presence of 6-9 vascular plant species: No Varied sward height: No Scrub <20% of total area: Yes Physical damage <5% of total area: Yes Bare ground 1-10% of total area: Yes Cover of bracken <20%: Yes Absence of invasive non-native species: Yes
T1, T2, G5	Retained	Individual Tree (Urban)	Moderate	Individual Tree (Urban)	Moderate	N/A	N/A	Native species: Yes Continuous canopy: Yes Tree mature: No Little evidence of adverse impact by humans: No Ecological niches present: Yes More than 20% canopy oversailing vegetation: Yes <i>Note: For retained habitats, conditions are targeted to remain at the baseline. However, as trees may reach maturity over the HMMP period, they may exceed their baseline condition.</i>
19	Created	N/A	N/A	Other neutral grassland	Moderate	5	2031	High proportion of indicator species: Yes Varied sward height: No Bare ground 1-5%: No

Parcel Reference	Retained, Enhanced or Created	Baseline Habitat Type	Baseline Condition	Targeted Habitat Type	Targeted Condition	Years to Target Condition	Year of Target Condition	Condition Assessment Targets
								Bracken cover <20%: Yes No INNS, and combined cover of suboptimal condition indicators and damaged area <5%: Yes >10 vascular plant species/m2 including indicators: Yes
20	Created	N/A	N/A	Introduced shrub	N/A – no condition assessment for this habitat type	1	2027	N/A – no condition assessment for this habitat type
21, 22, 23, 25	Created	N/A	N/A	Mixed scrub	Moderate	5	2031	Good example of its habitat type: Yes All growth stages present: No Absence of INNS: Yes Well-developed edge: No
T3-T9	Created	N/A	N/A	Urban tree	Moderate	27	2053	Native species: No Continuous canopy: Yes Tree mature: No Little evidence of adverse impact by humans: Yes Ecological niches present: No More than 20% canopy oversailing vegetation: Yes

3.11 Each habitat parcel targeted for creation or enhancement has an associated condition sheet (included in **Appendix C**). These sheets include the condition criteria, whether that criterion is targeted, the expected timeframe to fulfil each criterion, and the parcels associated with that sheet. Each parcel reference identifies a specific area on Site with specific habitat and condition criteria; these are included in **Table 3.1**, the Condition Sheets and the habitat plan in **Appendix B**. Note that some habitats may have more than one sheet as different areas on Site may be targeting different condition and criteria.

Implementation

3.12 Habitats subject to creation and enhancement will require initial implementation practices to support their transition to new habitats or condition. This could include the excavation of an area to create a wetland, the planting of trees for a woodland, preparing the soil and sowing additional plant species in a grassland or removing individual plants from scrub or secondary woodland to promote more open space. Some habitats, however, will transition to improved condition as a result of long-term management and won't require specific interventions at this stage of management. Where this is the case, no specific implementation actions are prescribed.

3.13 Implementation is planned, where necessary, in year 0; practices will happen during or immediately after construction is completed and the 30-year requirement commences. The 30 years should be considered to begin once the implementation activities have taken place. The Site Manager OR Construction Manager/Landscape Contractor is responsible for delivering the agreed implementation activities and will notify the Site Owner OR the LPA once this has been undertaken. If the Site Owner is notified, they should subsequently notify the LPA.

Enhanced Habitats

3.14 No habitats will be enhanced under this development.

Created Habitats

3.15 **Table 3.2** summarises the implementation for each habitat and the timing associated with these actions.

3.16 Where implementation includes the sowing or planting of species, **Appendix D** includes the species lists for each habitat.

Table 3.2 Summary of Implementation Practices

Parcel Reference	Area / ha	Created / Enhanced	Target habitat and condition	Implementation practices	Target date for implementation	Responsibility
21, 22, 23, 25	0.012032	Created	Mixed Scrub in moderate condition <i>Native scrub with at least three native species, in four parcels on the northern and western Site boundaries. Scrub to be at least 80% native and not dominated by a single species.</i>	Should achieve the target condition in 5 years: Steps for implantation: 1. Undertake scrub planting, including at least 3 native species 2. Inspect Tree Stakes 3. Water where necessary and apply non-chemical fertiliser	1. October 2026 to November 2026 2. November 2026 – February 2027 3. May to September 2027	Peabody
T3-T9	0.0244	Created	Individual trees in moderate condition	Should achieve the targeted condition in 27 years. Steps for implementation: 1. Dig area required (delay digging/planting if soil is waterlogged or frozen) 2. Plant as specified in planting scheme 3. Trim back damaged roots	Steps 1-6: October 2026 – November 2026 Step 7: Ongoing for 12 months after steps 1-6 completed	Peabody

Parcel Reference	Area / ha	Created / Enhanced	Target habitat and condition	Implementation practices	Target date for implementation	Responsibility
				4. Fill in with soil and water if the soil is dry 5. Mulch to a depth of 7.5cm after planting to prevent weeds 6. Secure tree to appropriate stake or guard 7. Water tree 15 times/year		
19	0.001479	Created	Other neutral grassland in moderate condition	Should achieve the targeted condition in 5 years. Steps for implementation: 1. Ground preparation: – Treat existing vegetation with herbicide – shallow cultivate site with a rotovator and roll to consolidate ground to retain moisture – Power harrow to create fine surface tilth and treat weed regrowth	1. Before sowing, first year (2026) 2. September to November and March to April Follow the specific instalment and after care prescriptions provided by the supplier	Peabody

Parcel Reference	Area / ha	Created / Enhanced	Target habitat and condition	Implementation practices	Target date for implementation	Responsibility
				2. Sow grassland at 20 grams per m2: – Surface sow the seed and roll		
20	0.001501	Created	Introduced Shrub – condition N/A	Should be established to a suitable condition within 1 year. Steps for implementation: 1. Undertake planting 2. Water planting to ensure establishment	1. October 2026 – November 2026 2. As required	Peabody
1-9, 11-15, 18, 28-31	0.036231	N/A	Developed land, sealed surface – Condition N/A	N/A to this document	2026	Peabody

Management

3.17 Management commences in year one of the management plan till year 30. Management requirements may vary across the 30-year management period to enable achievement of target habitats and condition.

3.18 Management is habitat specific and expected to support the achievement of the target habitat and condition and criteria summarised in **Table 3.1**. The time needed to reach target condition and the calendar year this is anticipated for is also included. The Site Manager is responsible for delivering the agreed management activities (with appropriate resources and skills).

3.19 Management is necessarily adaptive and will be reviewed regularly throughout the agreed monitoring regime. The findings from the monitoring will be used to inform management decisions. Where the management activities are found to not be having the desired effect or where they are not being implemented, it will be necessary to adapt the management of the Site accordingly. **Figure 3.1** interprets this cycle; management planning leading to actions on Site, which will be monitored and reviewed triggering subsequent updates to the management plan where deemed necessary, and the cycle repeats.

Figure 3.1 Adaptive Management Process



3.20 **Table 3.3** summarises the management for each habitat across the period of the plan.

Retained Habitats

3.21 Management for retained habitats will largely comprise keeping to current management methods while ensuring there is no deterioration in habitat conditions. This may include the management of invasive non-native species, impacts from

recreational/human damage, and pruning/cutting back where needed.

Enhanced Habitats

3.22 There are no enhanced habitats on the Site.

Created Habitats

3.23 Newly created habitats can be more susceptible to environmental pressures and may fail to establish. Therefore, recommendations around these will ensure replacement planting, regular watering and consistent monitoring as the habitats establish.

General Recommendations

3.24 General recommendations for the Site as a whole regarding habitat implementation and management, and maintenance of hard surfaces are as follows:

- The use of herbicides and pesticides should not be used except where unavoidable, due to the ecological and environmental harm associated including the risks of harm to aquatic life.
- Where replacement planting is undertaken, the associated implementation practices should be delivered for that stage of growth, regardless of the phase of implementation of the remainder of the habitat.
- Replacement planting will be like for like unless unavoidable conditions prevent successful implementation. In this scenario the ecologist / competent person should be consulted on appropriate replacement species.
- Routine maintenance checks of the Site should monitor issues such as desire lines, compaction, trampling, litter or dog foul. If such issues arise particularly in planted areas such as woodland understorey, flowerbeds or wildflower meadows then low-level fencing, dead hedging or similar measures to guide access may be required.
- Hard surfaces will be monitored for cracks, potholes and weed/tree root intrusion, with maintenance and repairs undertaken as required.
- Information will be provided to site users to facilitate engagement, understanding and appropriate use of the site so as to minimise recreational impacts.

Table 3.3 Habitat Management

Parcel Reference	Target habitat and condition	Area /ha	Management activity	Frequency	Timing/ Season	Calendar year	Responsibility
N/A	All Habitats	N/A	Carry out replacement planting of dead plants	As required	September and February	2027 onwards	Peabody
N/A	All Habitats	N/A	Removal of invasive non-native species and species indicative of suboptimal condition should they exceed 5% cover	As required	All year round	2027 onwards	Peabody
N/A	Modified grassland – poor	0.042186	Trim edges where encroaching on paths	As required	March to November	2027 onwards	Peabody
0, 10, 16, 17, 24, 26, 27	Modified grassland – poor	0.042186	Leaf clearance	As required	October to January	2027 onwards	Peabody
0, 10, 16, 17, 24, 26, 27	Modified grassland – poor	0.042186	Removal of scrub, bracken, and invasive species	As required	All year round	2027 onwards	Peabody
0, 10, 16, 17, 24, 26, 27	Modified grassland – poor	0.042186	Reseeding if physical damage present	As required	September to November and March to April	2027 onwards	Peabody
T3-T9	Urban individual trees	0.0244	Formative pruning/pruning damaged branches	As required	As required	2027 onwards	Peabody
T3-T9	Urban individual trees	0.0244	Replace failed trees with species of equivalent size class where feasible	As required	As required	2027 onwards	Peabody
N/A	Other neutral grassland	0.001479	Cut grassland to maintain a varied sward (approximately 50-150mm	2 – 4 times annually	March to October	2027 onwards	Peabody

Parcel Reference	Target habitat and condition	Area /ha	Management activity	Frequency	Timing/ Season	Calendar year	Responsibility
			height) and remove arisings where practical				
N/A	Other neutral grassland	0.001479	Trim edges adjacent to paths, fencing and play equipment	As required	March to November	2027 onwards	Peabody
N/A	Other neutral grassland	0.001479	Remove scrub and woody seedlings to prevent succession	As required	All year round	2027 onwards	Peabody
N/A	Other neutral grassland	0.001479	Reseeding if physical damage present	As required	September to November and March to April	2027 onwards	Peabody
N/A	Other neutral grassland	0.001479	Leaf clearance where excessive accumulation is suppressing grass growth	As required	October to January	2027 onwards	Peabody
N/A	Mixed scrub	0.012032	Selective thinning and coppicing to maintain structural diversity and prevent over-dominance of individual species	Every 3 – 5 years	As required	2027 onwards	Peabody
N/A	Mixed scrub	0.012032	Remove invasive non-native species and undesirable self-seeded trees	As required	All year round	2027 onwards	Peabody
N/A	Mixed scrub	0.012032	Maintain clearances around paths, sightlines and play equipment	As required	All year round	2027 onwards	Peabody
N/A	Mixed scrub	0.012032	Replace failed plants with native scrub species of local provenance where practical	As required	September and February	2027 onwards	Peabody

Parcel Reference	Target habitat and condition	Area /ha	Management activity	Frequency	Timing/ Season	Calendar year	Responsibility
N/A	Introduced shrubs	0.001501	Replace failed shrubs with native scrub species of local provenance where practical	As required	September and February	2027 onwards	Peabody
N/A	Introduced shrubs	0.001501	Selective pruning to maintain healthy growth form and prevent encroachment onto paths and play equipment	Annually	As required	2027 onwards	Peabody

Chapter 4

Monitoring & Reporting

4.1 Monitoring of the Site will be undertaken to determine if the objectives of the plan, see **Chapter 3**, are being realised, and if adaptations to the management regimes and/ or maintenance programme are required.

Method

4.2 Monitoring and reporting should serve several purposes:

- Assessing whether agreed management is being delivered,
- Assessing whether the agreed management is having the intended effects and if not for what reasons,
- Providing a mechanism for adaptive management to achieve intended outcomes,
- Keeping the Site Owner informed as to the effectiveness of the management plan and actions and any necessary adaptations, and
- Ensuring the LPA is informed and able to take appropriate enforcement actions where necessary.

4.3 Monitoring should be undertaken by the ecologist / competent person. They will:

1. Review the HMMP,
2. Plan and undertake a field visit at a suitable time of year,
3. Utilise a desk-based data review (such as ecological records) if required, to inform assessments where appropriate and where suitably accurate data is available,
4. Assess all habitats according to the condition sheets in **Appendix C** and species lists in **Appendix D**,
5. State whether targets are being met,
6. Identify any recommendations, for parcels failing the ascribed targets, to adapt management to ensure targets will be achieved, and
7. Prepare a report and submit to relevant individuals and organisations.

4.4 The monitoring as described above should be delivered across the life of the plan. However, in the first instance confirmation should be sought by the LPA that the implementation activities have been undertaken. The Site

Owner should ensure the LPA is notified once the implementation activities are completed. At this point, the LPA can, if they so wish, undertake a discretionary monitoring visit to assess whether the implementation has been undertaken as asserted by this notification and per the actions detailed in **Section 3**.

Reporting

4.5 Reports should present as a minimum:

1. The monitoring methodology,
2. The competency of the individuals undertaking the monitoring,
3. The targeted habitats,
4. The associated targets of all habitats,
5. The habitats and condition identified,
6. An assessment of whether the findings are consistent with the targets, and

7. Any recommendations to adapt future management.

4.6 It should be submitted to the Site Owner and the LPA in accordance with the schedule below. If only submitted to the Site Owner, they should submit the report to the LPA and the LPA should acknowledge receipt of the report.

Review and Rectification

4.7 The LPA will review the report and confirm or dispute the findings in writing to the Site Owner and the Ecologist. If recommendations are confirmed and changes to management have been recommended, these should be incorporated in an updated HMMP and delivered by the Site Manager. If the LPA disputes the findings and recommendations, a resolution should be sought by all parties in accordance with their agreed processes.

4.8 All habitat creation and enhancement are associated with delivery risks. These may limit success for a variety of reasons within and outside of control of the site manager.

Table 4.1 identifies the risks anticipated for this site including remedial measures to ameliorate risks when they occur.

Table 4.1 Risk Register

Habitat	Risk	Trigger for action	Remedial measure	Responsibility
All habitats	Newly planted species failing to establish	Newly planted species found to be dead during the first 2 years	Undertake a second round of planting, replacing failed specimens on a like-for-like basis	Peabody
All habitats	Water resources and hot weather	Prolonged period of drought / planting struggling to survive.	Effective use of water resources in the spring and summer months when new planting is at its most vulnerable will be crucial in achieving satisfactory outcomes. In times of drought of water shortages, a balance will need to be sought between sustainable use of water resources and the need for vegetation establishment.	Peabody
All habitats	Pests and disease	10% of planted areas found to be affected by pests and/or disease	Biosecurity measures to reduce the risk of introducing pests and diseases will include where possible:	Peabody

Habitat	Risk	Trigger for action	Remedial measure	Responsibility
			■ Planting a range of species. ■ Planting species with known provenance and documentation of origin. ■ Planting of UK only plant/seed stock, including thorough checks of plant provenance and plant health before planting on site.	
All habitats	Colonisation of invasive and non-native species	Identification of any invasive non-native species	Ensure no invasive species are planted in the first instance. Undertake regular monitoring visits to check for invasives. Should invasives be identified, removal should be undertaken by a specialist contractor to prevent spreading. Key species to look for include: ■ Japanese knotweed (<i>Fallopia japonica</i>) ■ Himalayan balsam (<i>Impatiens glandulifera</i>) ■ Butterfly bush (<i>Buddleja spp.</i>)	Peabody

Monitoring Schedule

4.9 Monitoring visits will be undertaken on an annual basis between years 1 – 5 and then every 5 years until year 30, or as agreed with the LPA.

4.10 At year five, a review of the site's management actions will be undertaken. Upon review, the HMMP requirements will be adapted as required in line with monitoring findings.

4.11 The monitoring visits and reporting should be undertaken in accordance with the monitoring schedule. This is provided in **Table 4.2**.

4.12 If support is required outside of this schedule, the land manager or landowner should contact the ecologist / competent person to organise.

Table 4.2 Monitoring Schedule

Year of Plan	Calendar Year	Requirement
0	2026	Discretionary LPA check on completion of implementation
1	2027	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
2	2028	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
3	2029	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
4	2030	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
5	2031	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
10	2036	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
15	2041	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
20	2046	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed
25	2051	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed

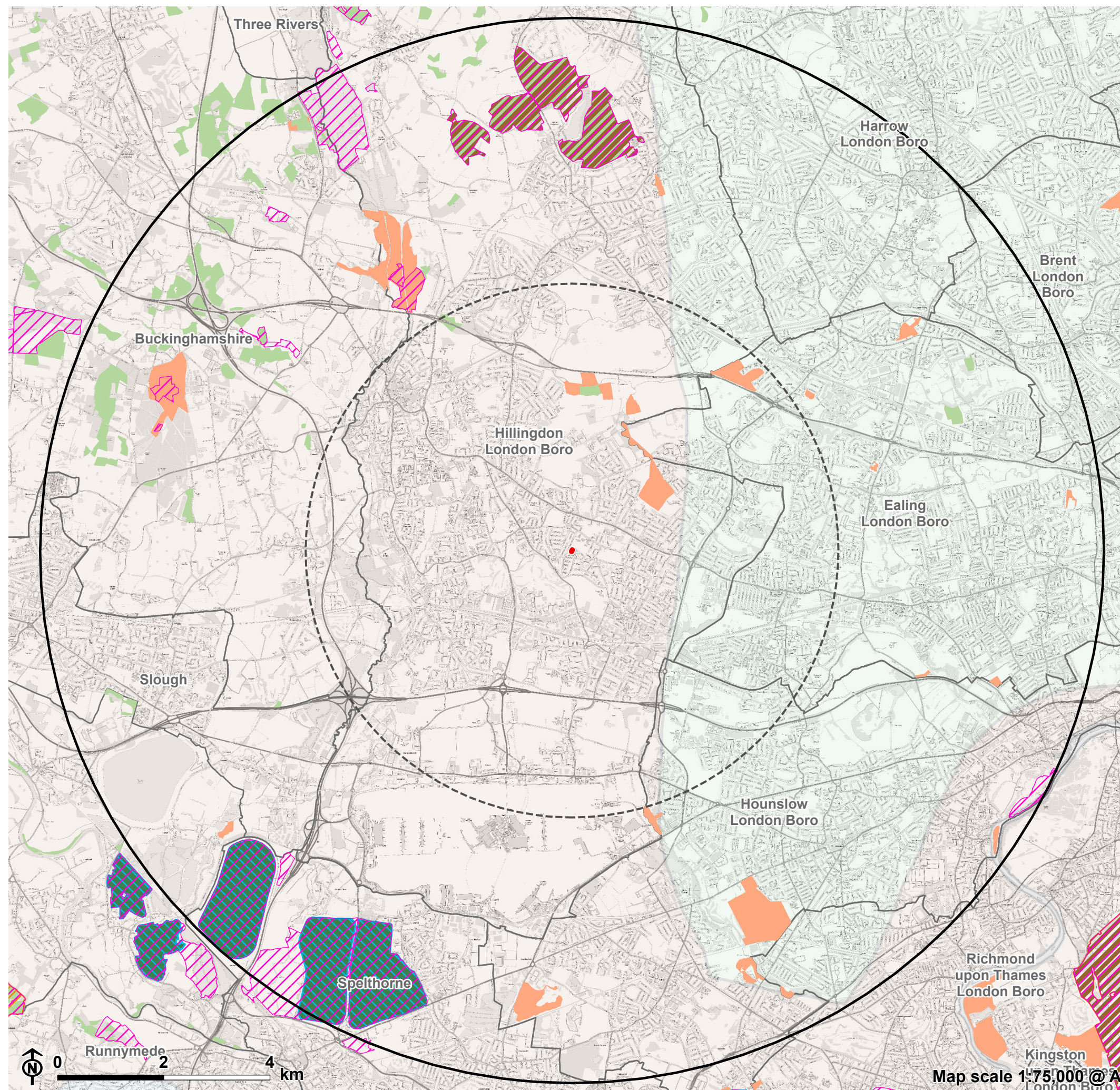
Year of Plan	Calendar Year	Requirement
30	2056	Ecologist / competent person monitoring activities and report to Site Owner & LPA where agreed

Appendix A

Site Location Plan

4.13 Appendix A. Figure 1. Site Location Plan

Appendix A1: Site Location Plan



- Site boundary
- Site boundary 5km buffer
- Site boundary 10km buffer
- Local Authority boundary
- Site of Special Scientific Interest
- Ramsar site
- Special Area of Conservation
- Special Protection Area
- National Nature Reserve
- Local Nature Reserve
- Ancient woodland
- National Character Area name**
- Northern Thames Basin
- Thames Basin Heaths
- Thames Valley

Appendix B

Habitat Plans

- Site Boundary Plan (Location Plan)
- Baseline Habitats Plan
- Baseline Condition Plan
- Baseline Distinctiveness Plan
- Habitat retention
- Habitat creation, enhancement and management with references for each corresponding condition sheet / management parcel
- Proposed distinctiveness and condition

Figure 1: Site Boundary

 Site boundary



Figure 2: Baseline UKHab habitat plan



- Site boundary
- Individual tree
- UKHab (baseline) habitat area**
- Developed land; sealed surface
- Modified grassland

Figure 3: Baseline Condition

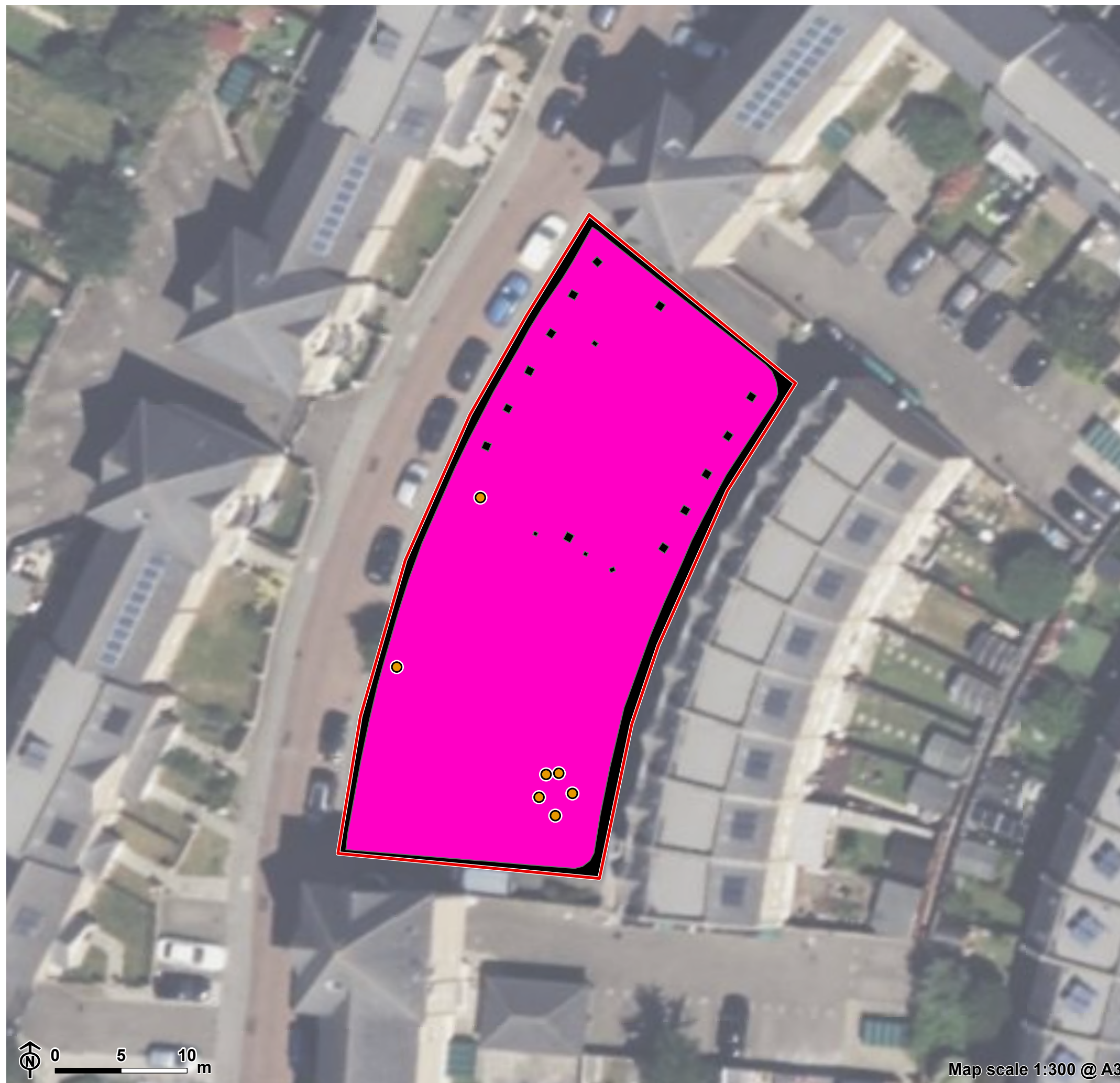


Figure 4: Baseline Distinctiveness



- Site boundary
- Individual tree distinctiveness
- Medium
- Habitat area distinctiveness
- Low
 - Very low

Figure 5: Habitat Retention



Figure 7: Proposed Condition

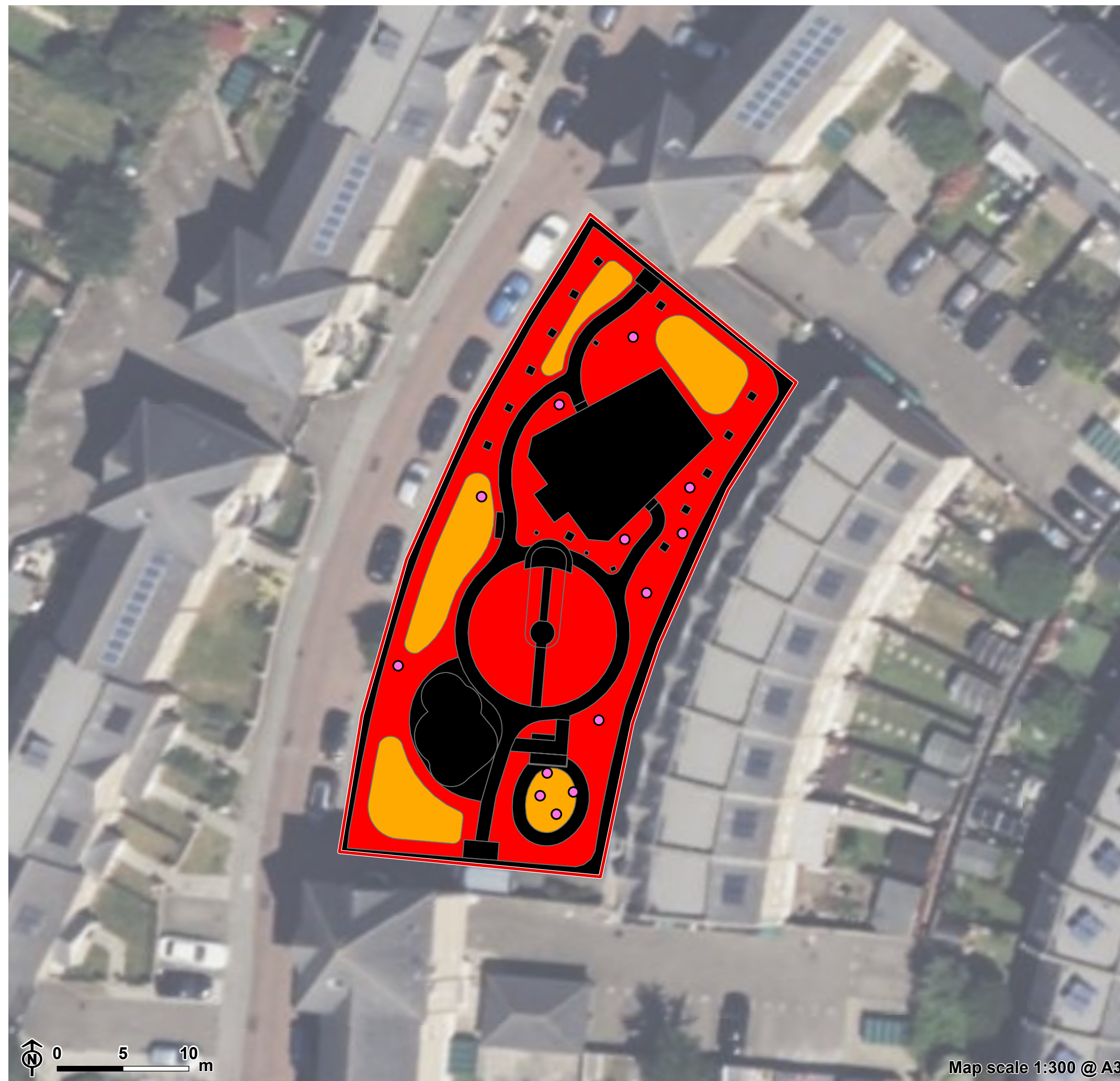
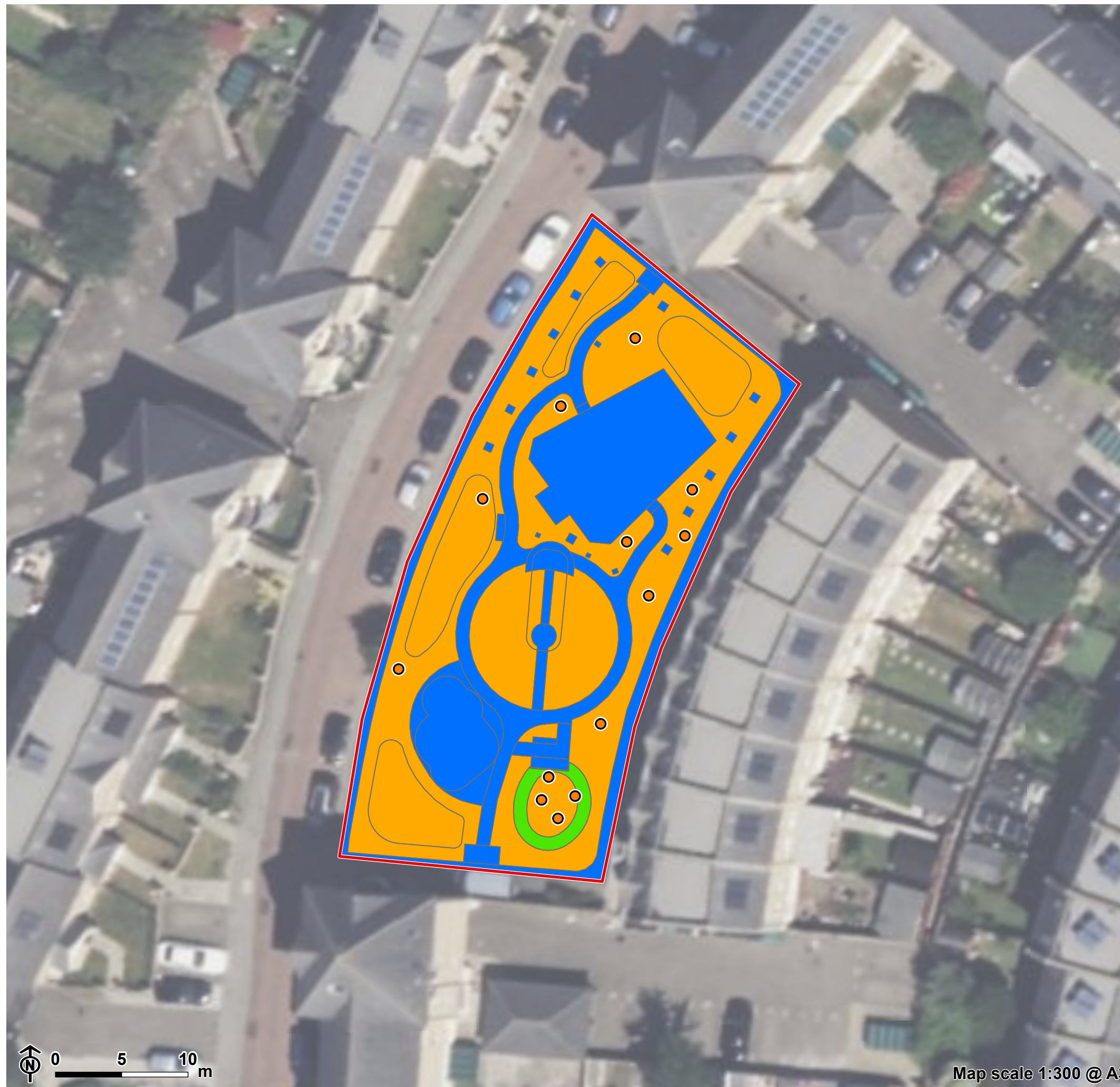


Figure 8: Proposed Distinctiveness



Site boundary

Individual tree distinctiveness

Medium

Habitat area distinctiveness

Medium

Low

Very low

Appendix C

Habitat Condition Criteria

Table C.1 Habitat Condition Criteria

Parcel reference	Criteria	Targeted (Yes/ No)	Year in plan target achieved
Modified Grassland – Poor Condition			
Retained:	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	N/A
	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	N/A
	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	2026
	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	2026
	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes	2026
	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	2026
	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Yes	2026
Individual Trees – Moderate Condition			

Parcel reference	Criteria	Targeted (Yes/ No)	Year in plan target achieved
Retained: T1, T2, and G5	The tree is a native species (or at least 70% within the block are native species).	Yes	2026
	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion).	Yes	2026 (retained trees)
	The tree is mature (or more than 50% within the block are mature)	No	N/A
	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 area range and height.	No	N/A
	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	2026 (retained trees)
	More than 20% of the tree canopy area is oversailing vegetation beneath	Yes	2026 (retained trees)
Created: T3-T9	The tree is a native species (or at least 70% within the block are native species).	No	
	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion).	Yes	2053 (created trees)
	The tree is mature (or more than 50% within the block are mature)	No	
	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 area range and height.	Yes	2026
	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
	More than 20% of the tree canopy area is oversailing vegetation beneath	Yes	2053 (created trees)
Mixed Scrub – Moderate Condition			

Parcel reference	Criteria	Targeted (Yes/ No)	Year in plan target achieved
Created: 21, 22, 23, 25	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	2031
	Seedlings, samplings, young shrubs and mature (or ancient or veteran) shrubs are all present	No	N/A
	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	2031
	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A
	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	2031
Other Neutral Grassland – Moderate Condition			
Created: 19	"The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."	Yes	2031
	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	N/A
	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens2.	No	N/A
	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including <i>bramble Rubus fruticosus</i> agg.) is less than 5%.	Yes	2031
	"Combined cover of species indicative of suboptimal condition3 and physical damage (such as excessive poaching, damage from machinery use or storage, damaging	Yes	2031

Parcel reference	Criteria	Targeted (Yes/ No)	Year in plan target achieved
	levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed."		
	"There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only."	Yes	2031

Appendix D

Species Lists

Common Name	Scientific Name	Abundance
Individual Trees		
Targeted to be of moderate condition. Native species to be planted around the Site.		
River Birch	<i>Betula nigra</i>	3 trees
'Paul's Scarlet' Hawthorn	<i>Crataegus laevigata</i> 'Paul's Scarlet'	4 trees
Mixed Scrub		
Targeted to be of moderate condition. Native species to be planted in parcels around northern and western Site boundary.		
Field maple	<i>Acer campestre</i>	1/4m2
Downy birch	<i>Betula pubescens</i>	1/4m2
Hazel	<i>Corylus avellana</i>	2/m2
Common hawthorn	<i>Crataegus monogyna</i>	2/m2
Holly	<i>Ilex aquifolium</i>	2/m2
Dog rose	<i>Rosa canina</i>	2/m2
Rowan	<i>Sorbus aucuparia</i>	1/4m2
Other Neutral Grassland		
Targeted to be of moderate condition. Native seed mix of plants adapted to wet grounds to be planted		
British Wildflower Plants 'Wet Areas Mix'	See supplier website for full species list	10 plugs/m2
Germinal A4 Low Maintenance Grass Seed Mix	See supplier website for full species list	5g/m2
Introduced Shrub		
No condition target. Plants to be planted surrounding other neutral grassland area.		
White wood aster	<i>Aster divarictus</i>	8/m2
Iris	<i>Iris</i> 'Ceasar's Brother'	8/m2
Switchgrass	<i>Panicum virgatum</i> 'Rehbraun'	8/m2
Red bistort	<i>Persicaria aplexicaulis</i> 'firetail'	8/2

Common Name	Scientific Name	Abundance
Autumn moor grass	<i>Sesleria autumnalis</i>	8/m2
Purpletop vervain	<i>Verbena bonariensis</i>	8/m2

Appendix E

Natural England HMMP Checklist

This checklist is to guide you when authoring the Habitat Management Monitoring Plan (HMMP), whether using the 'HMMPT' or an alternative template. It will help ensure consistency and support reviewers.

This is a guide only. Refer to the relevant Local Planning Authority (LPA) for any specific requirements. You can append the list to your completed HMMP before submitting to the LPA.

Use the list to check and reference relevant associated documents in your submission.

You can write over and delete the grey text.

Project and Development Information	
Site or development name	Batford Play Area
Planning application ref number (if applicable)	80054/APP/2026/1117
Register Reference Number (if applicable)	
Developer or Client details	Desiree Shepherd, Peabody, 45 Westminster Bridge Road, London SE1 7JB
Author details	Sarah Hockings, Land Use Consultants, 250 Waterloo Road, SE1 8RD
Name and reference of HMMP	Batford Play Space 2025-2027 Habitat Management and Monitoring Plan Project Number 16006d
Date checklist completed	28/07/2026

Sections Excluded Justification		
Please provide clear and concise justifications if you intend to exclude any sections from the HMMP in your submission. For example, if a section(s) has been covered elsewhere within the planning process and is referenced in this checklist. Acceptance of excluded sections is at the discretion of the LPA or regulating authority – check requirements with the relevant LPA.		
Checklist of Contents Completed	Tick if included	Reference of supporting information
Where not included, provide reference or link for document/s supporting your HMMP. Or state if N/A		
1. Project Background		
Project Information	☒	See HMMPT for a list of relevant items to include in this section

	Funding	☐	N/A
	Legal Agreement	☐	N/A
	Summary of Habitat Proposal and Plans	☒	High-level summary, and plan or map, of the habitats to be created and managed as part of this HMMP
	Site Boundary Map	☒	Map, plan or drawing which outlines the boundary of the HMMP site
	Site Context Map	☒	e.g., associated LPA, national character area, relevant landscape scale policy
	Phasing Strategy	☐	N/A – not phased
	Roles & Responsibilities	☒	i.e., HMMP author; responsible landowner; land management organisation; LPA or Responsible Body
	Land Use Summary	☒	Current site use and summary of habitats present; overview of proposed land use
	Site Context Photos	☐	Photos provided in PEA
	Site Baseline and Environmental Information Checklist	☒	Refer to HMMPT for examples of what to include
	Environmental Information	☒	Refer to HMMPT and Companion Document for examples of environmental information insert forms
2.	Planned Management Activities		
	Management Plan Aims and Objectives	☒	The overarching aims and objectives of the habitat management and monitoring plan.
	Design Principles Informed by Baseline Information	☒	How site features and baseline info influenced your site's habitat retention, enhancement, and creation aspirations
	Habitat and Condition Targets	☒	Ref to a record of what you have agreed to deliver based on the biodiversity metric
	Habitat Retention	☒	Details of habitats to be retained throughout the proposals
	Habitat Retention and Protection Measures Map	☒	Show these on an accompanying habitat retention plan
	Creation, Enhancement and Management Targets and Prescriptions	☒	HMMPT Companion Document shows habitat creation, enhancement and management target templates
	Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures	☒	Site-wide risk register associated with establishing and managing each habitat type
3.	Monitoring Schedule		
	Monitoring Strategy	☒	Details of methods that will be used to compare baseline to subsequent enhancement and creation
	Monitoring Methods and Intervals	☒	Details of the methods you will use to monitor the progress of habitats and ensure the targets are being met. Also provide details of HMMP review process.

	Monitoring Reports	☒	Person/s responsible for submitting monitoring reports and organisation responsible for reviewing along and monitoring schedule
	Adaptive Management	☒	Summarise how adaptive management will be incorporated