Beth Ellison-Perrett BSc (Hons) MSc MRSB
Senior Ecologist
Email: bethep@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

15 The Avenue, Ickenham, Uxbridge, UB10 8NR

Client:

Afrooz LTD

Survey date:

8th January 2025

Project:

This report is prepared to inform a planning application with the London Borough of Hillingdon. The proposal is described as:

The construction of a part two-storey, part one-storey side and rear extension

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The survey, results, and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context

The survey site is centred on National Grid Reference TQ 07595 86172 and has an area of approximately 0.18ha. The site comprises one dwelling (B1), a garage (B2), associated outbuildings (B3, B4 and B5) and a vegetated garden with scattered trees and shrubs. It is situated within a private road within Ickenham, the northern area of the town of Uxbridge. The site is surrounded by residential dwellings with the river Pinn located ~175m west and pockets of woodland located to the east and south. Further afield is the M25 motorway to the west, arable fields to the north, further residential dwellings to the east and the A40 to the south.

Survey Details

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist, an ecologist with four years of experience, and holder of Natural England survey licences for bats [2023-11066-CL17-BAT] and great crested newt [2024-11998-CL08-GCN].

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
08/01/2025	1	92	100	3	None

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The condition assessment of on-site habitats was carried out outside of the optimal survey period for flora, therefore further indicator species or condition attributes may have been missed. However, an abundance of characteristic species were identified, thus the suboptimal survey timing warrants an insignificant limitation and does not alter the conclusions of this report.

Within the main dwelling (B1), the building had been stripped internally and subject to vandalism. The walls and loft flooring had been stripped and so there was no separate loft from the rest of the dwelling. The building had been gutted approximately 2 months ago (around October/November 2024) according to the landlord. However, the roof lining was still intact.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)* - **Building (u1b5)** - **Developed land; sealed surface (u1b)** - **Artificial unvegetated, unsealed surface (u1c)** - **Vegetated garden with introduced shrubs and scattered bramble scrub (u1 828 847 10)** - **Scattered trees (u1 32)**	**Local notable habitats** The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site contains scattered trees and a hedgerow which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. These include deciduous woodland (110m west), woodpasture and parkland (310m south), lowland meadows (815m north), traditional orchards (820m north-west), ancient woodland (1140m south-west) and lowland fens (1555m west). **On-site habitat descriptions** **u1b5** – Buildings There are five buildings onsite- the main dwelling (B1), the garage (B2), and three outbuildings (B3-B5). B1 is a two-storey brick-built building with a cross-pitched and gabled roof clad in slate tiles. B2 is a single storey brick-built building with a part cross-pitched gabled roof and part flat roof. B3 is a single-storey brick-built building with a pitched and gabled roof. B4 is a single-storey brick-built building with a flat roof. B5 is a single-storey wooden-built building with a cross-pitched and gabled roof. Only B1, B2 and B3 will be affected by the plans. **u1b** – Developed land/sealed surface Surrounding B1 and extending south towards B2; surrounding B4 and a section of the western boundary is comprised of developed land; sealed surface. The hard standing is comprised of concrete slabs and tarmac and is of negligible habitat value for protected species.

- **Other native hedgerow (h2a6)**	**u1c** - Artificial unvegetated, unsealed surface Extending from the hard standing at the west of the site to the western elevation of B1 and the northern elevation of B2 is an area of artificial unvegetated, unsealed surface. This area is comprised of shingles with a small amount of moss growing and is of negligible habitat value for protected species. **u1 -** Built-up areas and gardens [vegetated garden 828, introduced shrubs 847, scattered bramble scrub 10] The majority of the site is comprised of vegetated garden which is subject to management through mowing, resulting in a sward of approximately 3cm in length. Species composition is comprised of perennial ryegrass (D), creeping buttercup (A), dandelion (O), Yorkshire fog (O), yarrow (O), small-flowered cranesbill (R), wood avens (R), daisy (R), thistle (R), ragwort (R), plantain (R) and creeping cinquefoil (R). Along a section of the southern site boundary, adjacent to the hard standing to the east of B1 and to the west of B4 are areas of introduced shrubs. These areas are comprised of laurel, camellia, bayleaf, Canadian yew, spurge and the occasional bramble. Additionally, along the eastern part of the southern boundary is an area of scattered scrub. This area is comprised of predominately bramble with the occasional nettles, ground ivy and thistle. **u1 32** – scattered trees Within the garden, there are 19 scattered trees, of which 14 are small and five are large in size. Species composition is comprised of beech, hornbeam, apple, cherry, oak, yew and cypress. The trees are semi-mature to mature in age and represent a fair to good structural condition. Individual trees condition assessment: a) >70% of the trees are native species. b) The tree canopy is predominantly continuous. c) >50% of the trees are mature. 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).

	e) No ecological niches. f) >20% of the tree canopy is oversailing vegetation beneath. **h2a6** – Other native hedgerow Adjacent to B5 is a hedgerow which is comprised wholly of yew. The hedge is approximately 4m tall and 1.5m wide. The ground flora consisted of ivy (F), common nettle (O), bramble (O) and Yorkshire fog (O). Other native hedgerow condition assessment: A1) >1.5 m average along length A2) >1.5 m average along length B1) Gap between ground and base of canopy <0.5 m for >90% of length B2) Gaps make up <10% of total length; and No canopy gaps >5 m C1) There is no undisturbed ground of >1m for >90% length C2) Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. D1) >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species D2) >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.
Foreseen Impacts	**On-site habitats** The habitats on-site are widespread and not notable, however the proposed development will result in the loss of 0.007106ha hard standing. This is likely to have minimal impact on biodiversity considering the small area of commonplace habitat being lost. **Notable habitats** No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site habitats**

	Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Notable habitats** None required. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption e.g. self-build, less than 25m^2 of habitat being impacted etc), however the Local Planning Authority may still request a net gain assessment under their own local planning policy.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are three statutory sites within 2km of the site, as detailed below: Frays Valley Local Nature Reserve (LNR) – located 1555m west The wildlife-rich Frays River meanders through the luxuriant Frays Farm Meadows SSSI. In spring, kingcups vividly pick out the damper areas and hard on their heels comes a splendid expanse of ragged-robin. Snipe; water vole and harvest mouse; kingcups and ragged robin; slow worm; willow; banded demoiselle Fray's Farm Meadows Site of Special Scientific Interest (SSSI) – located 1555m west The land was designated as SSSI because it represents one of the last remaining areas of relatively unimproved grassland habitat in the Greater London area. There are significant indications of improvement in condition and parts of the land are now in what can be described

	as favourable condition, although not all parts. There is certainly potential for habitat restoration and enhancement in unit 2 in future. The condition of the grassland is generally good and the habitat exhibits a number of features of interest, including natural floodplain features such as tall sedge beds, areas of tall fen vegetation and vegetated ditches. The presence of several plants which are scarce in the Greater London area such as ragged robin, bottle sedge and brown sedge adds to the interest. There is distinctive variation in the character of the vegetation on the site related to soils and hydrology and structural aspects which add value. Denham Lock Wood Site of Special Scientific Interest (SSSI) – located 1555m west This area is designated as SSSI because it supports habitats which are scarce in the Greater London area floodplain woodland and swamp. The area is largely maintained through a policy of minimal intervention allowing natural processes, with an emphasis on maintaining very wet conditions. The majority of the area is dominated by a tall, dense canopy of crack willow and with patches of alder woodland. The ground layer is made up by plants characteristic of wet woodland such as lesser pond-sedge, hemp agrimony and yellow flag, and parts have a dense understory of young ash and willow trees. So the overall composition of the habitat remains typical of the wetland context. The site lies within the impact risk zone for Fray's Farm Meadows SSSI, Denham Lock Wood SSSI and Ruislip Woods SSSI and NNR (located 2.6km north). **Non-statutory designated sites** The presence of non-statutory designated sites, within 2km are shown below. With the closest being Mad Field Covert, Railway Mead and the River Pinn SINCs which is located approximately 110m west of the site.

Designated site name	Reasons for notification from Natural England
Mad Field Covert, Railway Mead and the River Pinn SINCs	Railway Mead is an area of herb-rich grassland to the south of the railway, bounded by mature hedgerows of mainly oak and blackthorn. The grassland supports abundant red fescue, perennial rye-grass with frequent false oat-grass and Yorkshire fog. Herbs include abundant common knapweed, lady's bedstraw, white clover as well as autumn hawkbit, burnet saxifrage and tormentil. Green woodpeckers are regularly seen in this area. Mad Field Covert is a stand of oak and ash woodland over elder, blackthorn and hazel. The ground flora is dominated by bramble and nettle and includes giant fescue and herb robert. The River Pinn is shallow and slow-flowing, with a silted bed and its banks are lined in parts by alder, crack willow and white willow interspersed with ash, English elm, field maple and dogwood. In one section, the river flows through woodland dominated by oak with hornbeam, wild cherry and sweet chestnut. Riparian herbs and grasses include hemlock, hairy brome and wood meadow-grass along with bramble and Himalayan balsam. The water supports occasional fennel-leaved pondweed, water chickweed, and fool's water-cress.
Harefield Hall and The Lodge Sites of Importance for Nature Conservation (SINCs)	This is a complex site with a variety of habitats. The woodland forms part of the golf course and is dominated by pedunculate oak. Other less abundant species include English elm, common lime and ash over an understorey of yew, holly, cherry laurel and Portugal laurel, the latter two being introduced species once used as cover for rearing game-birds. The ground flora is sparse due to the dense shade, but includes bramble, male and broad buckler ferns and the locally scarce butcher's-broom. Adjoining the golf course woodland are the gardens of Harefield Hall, a large country house used as a corporate headquarters. There are many scattered trees, some native and some exotic, several of which are very old, including an impressive oak. An old orchard of apple trees over a species-rich sward is likely to be valauble for invertebrates. A small pond abuts the orchard and holds a reasonable variety of wetland plants including yellow iris, gipsywort and bittersweet, with the surface blanketed in duckweed. The rest of the grounds have a range of habitats, including a small patch of dense yew woodland, more open woodland of oak, silver birch and elder with patches of sheep's fescue, grazed pasture, amenity grassland and shrubberies.

	Common Plantation and Park Wood SINCs	Common Plantation and The Clump lie to the west of the River Pinn and are split in two by Western Avenue (A40). The canopies of both stands are dominated by pedunculate oak, sycamore and ash. The understorey of both comprises abundant hawthorn, wych elm, English elm, elder, with frequent holly and yew in the northern section. Damp areas support grey, crack and goat willows. The woodland floors are dominated by bramble, bluebell and cow parsley, with some bracken and hogweed. The invasive Indian balsam is frequent in the damper areas.
	Mid Colne Valley SINCs	This section of the Colne Valley includes a diverse range of high quality habitats. Several waterways include the Frays River, from which 53 species of aquatic and wetland plants have been recorded. The unimproved wet pastures of Frays Farm Meadows (a Site of Special Scientific Interest and Local Nature Reserve managed by the London Wildlife Trust and Hillingdon Natural History Society) support a very rich flora, including locally uncommon species such as marsh-marigold (Caltha palustris) and ragged-robin. The invertebrate fauna includes the locally declining glow-worm. The meadows support wintering waders such as snipe, as well as a population of harvest mice. The adjacent Denham Lock Wood (also Site of Special Scientific Interest) is one of few wet alder-willow woods in London, and supports a rich fen flora including the very localised small teasel. Invertebrates here include the nationally rare species Desmoulin's whorl snail and the balsam carpet moth. The extensive flooded gravel pits are very important for breeding and wintering waterfowl, and also for passage migrants. Several of the gravel pits are part of a third Site of Special Scientific Interest. The site is important for its population of the specially-protected water vole and there are also recent reports of otters in the vicinity.
	Uxbridge Common Meadows SINCs	The main part of the site comprises grasslands of locally-dominant false oat-grass, perennial rye-grass and Yorkshire fog with abundant sheep's sorrel and frequent yarrow. Hedgerows separating the sports fields are dominated by hawthorn with blackthorn and English elm. A shaw (a narrow strip of woodland) exists as a field boundary and may be a remnant of ancient woodland. The canopy is dominated by oak and hornbeam. Field maple, blackthorn, and hawthorn are the major understorey shrubs, with bramble, ivy, hairy brome and ground-ivy forming the ground flora. Woodland has developed along the railway embankment with crack willow and grey willow at the wetter base with English oak, ash and sycamore over hawthorn and English elm higher up the slopes.

	Uxbridge Ponds SINCs	These three ponds in Uxbridge support important populations of amphibians, including the specially protected great crested newt in two of the ponds. Park Road Pond (Brearley Close Pond) has equal areas of open standing water and emergent vegetation. Uxbridge Common Pond is set in mown grassland and scattered trees and is dominated by reed sweet-grass and the highly-invasive New Zealand Pigmyweed as well as parrot's-feather. The northern edge of the common consists of sandy soil with an acid grassland and scrub flora. Abundant sheep's sorrel is present, with occasional gorse and broom. Both pond and common would benefit from appropriate management. Uxbridge College Pond is heavily shaded by grey willow, weeping willow and sycamore and covered by common duckweed. No emergent plants are visible. The pond supports great crested newts and common frogs. The surrounding woodland is contiguous with that of the railway embankment.
	Brackenbury Railway Cutting SINCs	This broad, wooded railway cutting provides pleasant, rural views for passengers. The dense tree and scrub cover is dominated by pedunculate oak, elder, and English elm with abundant ivy. The trees are mostly young, although there are a number of larger oaks. Areas of grassland are dominated by common couch and perennial rye-grass, with lesser burdock, weld and perforate St John's-wort.
	West Ruislip Golf Course and Old Priory Meadows SINCs	The area to the west of the River Pinn comprises an old meadow and two narrow fields, at least one of which has not been grazed for a year or more. The Old Priory Meadow has rich plant diversity. The green lane along its eastern edge is flanked by hedgerows of native species dominated by hawthorn and English elm and separates it from another field, much wetter in nature, dominated by Yorkshire fog, meadowsweet and tufted hair-grass with occasional hairy sedge
	Newyears Green SINCs	Newyears Green covert is a woodland believed to have been planted in the late 19th century. The canopy is dominated by pedunculate oak, ash and hornbeam over English elm, blackthorn, hawthorn and hazel. Also present is the locally scarce, buckthorn along with Midland hawthorn, spindle and field rose. The ground flora is dominated in parts by bramble and common nettle with some germander speedwell and violets.

	Breakspear Road South Pond SINCs	A good quality secluded pond with some extensive marshy edges. Emergent and marginal vegetation covers about a third of the pond's area, principally soft rush, floating sweet-grass and reed canary-grass. The open water is shaded in part by trees such as alder and pedunculate oak to the south and west. Bramble and other scrub restricts access by horses grazed in the field to the north, and disturbance of the pond is therefore restricted.
	Dew's Dell SINCs	This old quarry has great wildlife potential. The southern and middle areas are mostly woodland with some grassland at the woodland edges. The section south of the lane to the sailing centre is used as a 'combat' course, with sycamore and silver birch being co-dominant, with some pedunculate oak and wild cherry. Beneath these are blackthorn and elder, with much common nettle, bramble and occasional male fern.
Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** The site lies within the impact risk zone for Fray's Farm Meadows SSSI, Denham Lock Wood SSSI and Ruislip Woods SSSI and NNR (located 2.6km north). The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for all proposed developments to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.	
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to Fray's Farm Meadows SSSI, Denham Lock Wood SSSI and Ruislip Woods SSSI and NNR (located 2.6km north).	
Invasive / Non-native species		
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.	

Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including lawns, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	Hard standing will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site, located 1935m north-east for the destruction of a resting place for common pipistrelle. **Foraging and commuting habitat** Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered scrub, a hedgerow and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. However, the hedgerow does not extend beyond the site. In the wider landscape there is woodland located 110m west of the site as well as the river Pinn which is located ~175m west which could be utilised by foraging, commuting and roosting bats. Additionally, there is open grassland to the south of the site which could be used by foraging bats. **Roosting habitat**

	Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of five buildings on site; the main dwelling (B1), the garage (B2) and three outbuildings (B3, B4 & B5). Only B1, B2 and B3 will be affected by the proposed plans. No evidence of roosting bats was identified on or within any of the surveyed buildings on-site.

B1 Building description	***Photographs***
B1 is a semi-detached two-storey brick-built building with a cross-pitched and gabled roof clad in slate roof tiles. The roof tiles are in relatively poor condition with raised tiles under which bats could roost. These tiles are mainly located on the southern and western elevations of B1 (as circled in figures 1 and 2). The raised tiles allow access for crevice dwelling bats to roost between the tiles and lining internally. The doors and windows are wooden framed and although, many of the windowpanes are broken, the frames are well sealed into the building. The broken windowpanes allow direct access internally into the building and due to the lack of loft floor could allow bats to roost directly on the ridge beam. In turn, the lack of loft floor, allows high levels of light internally, reducing the suitability for void dwelling bats. Furthermore, the broken windowpanes will cause temperature fluctuations internally and the building will be prone to adverse weather. The brickwork around the building is rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. There are flat roof sections located on the northern elevation of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost.	 *Figure 1: the western elevation of B1*  *Figure 2: the southern elevation of B1*

Figures 3 and 4 show the raised tiles on the southern and western elevations of B1 which could allow for crevice dwelling bats to roost.

There are three dormers on B1, on the eastern, southern and western elevations. The dormers on the eastern and western elevations are in relatively good condition. However, the dormer on the southern elevation, has a raised end roof tile (as seen in figure 4) which could allow crevice dwelling bats to roost.

There are timber soffits around the building which are generally in good condition.

There are three chimneys located on the roof of the building. The brickwork on the chimneys is in good condition. The render at the base of the chimney on the eastern elevation has cracked causing a gap behind the render which crevice dwelling bats could utilise.

There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is lined with bitumen felt which is in good condition with no gaps or tears. The building has been gutted internally, and the loft floor has been removed. There was no evidence of void dwelling bats (including droppings, fur stains, urine stains or bats themselves) within B1. However, droppings, which previously would have been on the loft floor could have been lost when this was removed. As shown in figure 6, the loft is very well illuminated by the windows on all elevations and will be prone to temperature fluctuations.

B1 has moderate habitats value for roosting bats.

Figure 3: raised tiles on W. elevation

Figure 4: raised tiles on S. elevation

Figure 5: the eastern elevation of B1

Figure 6: internally within B1

B2 Building description	*Photographs*
B2 is a detached single-storey brick-built building with a cross-pitched and gabled roof clad in slate roof tiles. The roof tiles are in good condition with no raised tiles under which bats could roost. There are flat roof sections located on the western elevation of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. The doors and windows are wooden framed and appear in good condition with no suitable bat roosting sites. The brickwork around the building is rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. There are timber soffits around the building which are generally in good condition. The brick gable ends are all rendered and are in very good condition with no gaps around the tops of the gable ends. There is no loft space within B2 as the ceiling is vaulted. The roof structure is built from modern timber beams including the ridge beam. The roof is lined with bitumen felt which is in relatively good condition with no gaps. There was no evidence of void dwelling bats (including droppings, fur stains, urine stains or bats themselves) within B2. As shown in figure 9, B2 is very well illuminated by the windows on all elevations and will be prone to temperature fluctuations. **B2 has negligible habitat value for roosting bats.**	 *Figure 7: the northern and western elevations of B2*  *Figure 8: the northern and eastern elevations of B2*  *Figure 9: internally within B2*

B3 Building description	***Photographs***
B3 is a detached single-storey brick-built building with a pitched and gabled roof clad in slate roof tiles. The roof tiles are in relatively good condition with a few raised tiles under which bats could roost. The doors and windows are wooden framed and although, some of the windowpanes are broken, the frames are well sealed into the building. The broken windowpanes allow direct access internally into the building, however, internally there is no ridge beam for void dwelling bats to roost. Additionally, the high levels of light internally, reduces the suitability for void dwelling bats. Furthermore, the broken windowpanes will cause temperature fluctuations internally and the building will be prone to adverse weather. The brickwork around the building is rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. The brick gable ends are all rendered and are in very good condition with no gaps around the tops of the gable ends. There is a flat roof dormer located on the southern elevation of the building. The flat roof is bitumen felt lined and in good condition with no gaps in which bats could roost. There is no loft internally as the ceiling is vaulted. Additionally, B3 is plastered internally so there are no suitable roosting features for void dwelling bats. **B3 has low habitat value for roosting bats.**	 *Figure 10: the southern and western elevations of B3*  *Figure 11: internally within B3*

B4 Building description	***Photographs***
B4 is a detached single-storey brick-built building with a flat roof clad in bitumen felt. The roof felting is in very good condition with no raised sections under which bats could roost. The doors and windows are UPVC and wooden framed and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building is rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. There are timber soffits around the building which are generally in good condition. There is no loft internally within B4 as the roof is flat. **B4 has negligible habitat value for roosting bats.**	 *Figure 12: the southern and western elevations of B4*  *Figure 13: internally within B4*
B5 Building description	***Photographs***

B5 is a detached single-storey wooden-built building with a cross-pitched and gabled roof clad in clay roof tiles. The roof tiles are in good condition with no raised tiles under which bats could roost.

The doors are wooden framed and appear in excellent condition with no suitable bat roosting sites.

The building is clad in wooden weatherboarding which is in good condition with no missing or raised boards under which bats could roost.

There is no loft space within B5 as the ceiling is vaulted. The roof structure is built from modern timber beams including the ridge beam. The roof is lined breathable roofing membrane which is in very good condition with no gaps. There was no evidence of void dwelling bats (including droppings, fur stains, urine stains or bats themselves) within B5.

B5 has negligible habitat value for roosting bats.

Figure 14: the western elevation of B5

Figure 15: the northern elevation of B5

Figure 16: internally within B5

Foreseen Impacts	**Roosting habitat [Buildings]** <u>B1 and B3:</u> The proposed development will result in the extension of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. <u>B2, B4 and B5:</u> Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. **Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]** B1: Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. B3: One bat emergence/re-entry surveys are required on B3 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

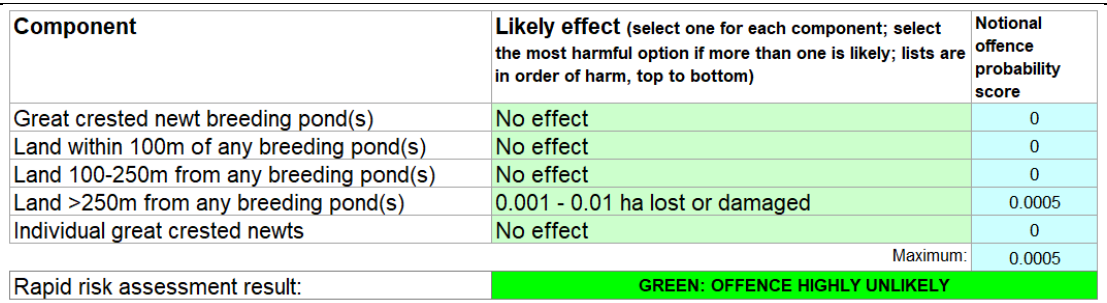
	These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all can be at dusk if supported by night vision aids (NVA). Three surveyors are required to provide full coverage of B1 and B3 to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If bat roosts are confirmed in the buildings, additional surveys (one for B1 and two for B3) will be required to inform an EPSL application to Natural England. If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements**

	Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within any of the surveyed buildings. They are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. **Trees and vegetation** No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings/trees** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. **Barn owls** None foreseen. **Overwintering birds** None foreseen.
Recommendations	**Buildings/trees**

	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls** None required. **Overwintering birds** None required. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability**

	The dominant habitat onsite (vegetated garden) is considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the hedgerow and scattered bramble scrub could provide limited sheltering and hibernation opportunities for reptiles. In any case, they are to be retained as part of the development proposals. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. **Wider landscape** The adjacent habitats to the site comprise hard standing, buildings and enclosed vegetated gardens which are sub-optimal for reptiles. In the wider landscape there is woodland located 110m west of the site as well as the river Pinn which is located ~175m west which could be utilised by reptiles. However, these habitats are separated from the site by urban development.
Foreseen Impacts	Hard standing will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. No impacts are anticipated on reptiles as a result of the proposed development.
Recommendations	None required.
Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned one granted EPSL record for great crested newts within 2km of the site, located 1085m north for the destruction of a resting place. No positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 500m of the site. However, there are four records within 2km of the site indicating the presence of great crested newts from class survey licence returns in 2014, 2015 and 2017. These records are located 695m east, 865m east, 1330m west and 1345m west. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested

	newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton *et al.* 2001). As such, the great crested newt metapopulation known to be present over 500m are not suitably connected to the site. **Aquatic habitat suitability (including ponds within 500m)** Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a singular pond within 500m; the pond (P1) is located ~360m northeast of the site and is situated on the far side of the B466 and B467. This landscape feature is likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts. Furthermore, the pond is separated from the site by urban infrastructure including tarmac roads, buildings, and intensively managed grassland, which is regularly mown resulting in a short sward length. **Terrestrial habitat suitability** The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and vegetated garden offer sub-optimal habitat for terrestrial amphibians. The hedgerow may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.007106ha hard standing. If great crested newts are present within the pond 360m to the north-east of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a **Green risk score**, which states: **Offence Highly Unlikely** (see F**igure 1** below).

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.0005
Individual great crested newts	No effect	0
	Maximum:	0.0005
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Figure 17: Screenshot of Natural England GCN rapid Risk Assessment completed in accordance with the proposed development plans.

Recommendations	Owing to the nature of the proposed development and the very low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the development site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.

Foreseen Impacts	Hard standing will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. The river Pinn is located ~175m west of the site. This river is separated from the site by other dwellings and their associated enclosed gardens and roads.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** No evidence of dormice was found within the site. It is not anticipated that dormice are present on the site due to the lack of suitable habitats present. For isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright et al. 1994). There are no areas of woodland on the site that are big enough (20ha) to support a dormouse population.

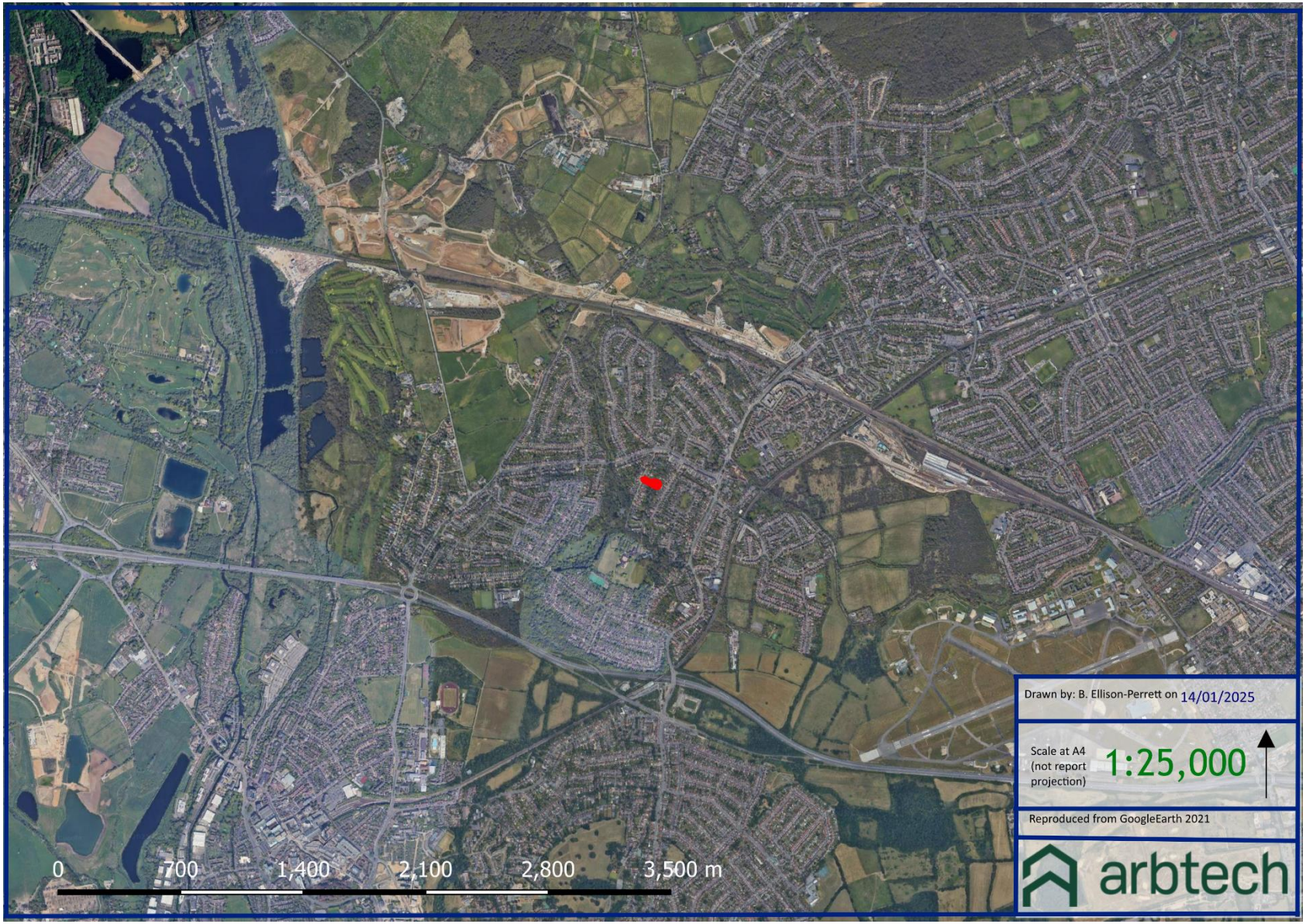
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	Habitats recorded on site are assessed to provide foraging, and refuge opportunities for hedgehogs, in the form of vegetated garden and hedgerows. However, given the limited extent of habitats present on site and the presence of more extensive habitat coverage locally, the site is unlikely to represent a significant resource for hedgehogs in the context of the wider landscape. No evidence indicating the presence of hedgehogs was recorded. Although no evidence indicating the presence of hedgehogs was recorded during the site survey, the future presence of hedgehogs foraging and commuting on site cannot be discounted.
Foreseen Impacts	Hard standing will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas.

	• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map


suggested IR locations
suggested surveyor locations
gap in render on chimney
raised tiles
chimney
dormer
ridge
wooden cladding
flat roof
building
site boundary
Drawn by: B. Ellison-Perrett on 14/01/2025
Scale at A4 (not report projection)
1:110
Reproduced from GoogleEarth 2021
arbtech
0
3
6
9
12
15 m

Appendix 2: Location map



Appendix 3: Proposed plan

All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials.

Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

1:100 0 1 2 5 10 Meter

Multi Creation	Project: 15 The Avenue, Ickenham, Uxbridge, UB10 8NR	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: 09 2024 Drawing No.: 3788/10/JG Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials.

Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

1:100
0 1 2 5 10 Meter

Multi Creation	Project: 15 The Avenue, Ickenham, Uxbridge, UB10 8NR	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: 09 2024 Drawing No.: 3788/11/JG Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

Appendix 4: Habitat Photos

Developed land; sealed surface	
Photograph	**Description**
	The hard standing to the south of B1
Vegetated garden	
Photograph	**Description**
	The vegetated garden to the east of the site

Introduced shrubs	
Photograph	**Description**
	The introduced shrubs located within the vegetated garden onsite
Scattered trees	
Photograph	**Description**
	Scattered trees, located throughout the site
Native hedgerow	
Photograph	**Description**

	The yew hedge surrounding B5 in the south-eastern corner of the site
Artificial Unvegetated, unsealed surface	
Photograph	**Description**
	The unsealed surface, located to the west of B1, extending to the west of the site

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