43a Woodstock Gardens, Hayes

Landscape Ecological Management Plan

On Behalf of:
P Dhir

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Written By:	Mark Satinet
Checked By:	Paula Matthews

4 Acre Ecology Limited

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1. Background to the Project

Context and Purpose

1.1 4 Acre Ecology Limited were commissioned by the client (P Dhir) to produce a Landscape Ecological Management Plan (LEMP) for; Erection of a new 3-bedroom dwelling on land adjacent existing property at 43a Woodstock Gardens with associated parking for both properties, bin stores and cycle storage, including garage for property at 43 Woodstock Gardens.

1.2 The purpose of the LEMP is to ensure that any ecological impacts are adequately mitigated and compensated for in the long-term.

1.3 The report describes measures to avoid, reduce, mitigate and compensate for likely adverse effects on ecological structures from the construction of the new house.

1.4 Ecological structures incorporate sites, habitats and floral and faunal species, which are the subject of international or national protection or are recognised as being of local rarity and sensitivity.

1.5 The LEMP will address the potential impacts of the proposed development on the existing ecology and nature conservation at the site and within the immediate surrounding land. Recommendations will be made with regard to avoidance, mitigation and compensation.

1.6 The aims of the LEMP are to:

- Set out best practice working methodologies and mitigation measures in order to protect existing ecological valuable habitat and any protected or notable species that may occur at the site, or within the immediate surrounding landscape.
- Provide enhancement measures to increase the biodiversity value of the site.
- Provide management and monitoring plans in order to maintain the ecological value of the site following the development.

Biodiversity Net Gain

1.7 A biodiversity metric calculation has been carried out for the original site and the proposed site, with a % gain resulting from the inclusion of two trees.

1.8 This plan details how the measures will be put in-place and maintained for the standard 30 years now required for biodiversity enhancements under the new legislation.

2. Legislation and Planning Policy

2.1 There are a number of tiers of legislation protecting wildlife in England and Wales. The highest tier is for those species protected by European Legislation, such as the Dormouse, Great Crested Newt, Otter and all species of bat. These are known as European Protected Species (EPS), which gain their protection from the Conservation of Habitats and Species Regulations (Habitat Regulations) 2017, whereby under section 43 it is an offence to;

- deliberately capture, injure or kill an EPS
- deliberately disturb or take/destroy the eggs of an EPS
- damage or destroy a breeding site or resting place of an EPS

2.2 Nationally protected species are either fully protected (e.g. Water Vole) or partially protected (e.g. Adder or Smooth Newt) under the Wildlife and Countryside Act (WCA) 1981 and amendments, including the Countryside and Rights of Way Act (CRoW) 2000. Under the WCA it is an offence to:

- intentionally kill, injure or take any wild bird, take or destroy any wild bird egg or take, damage or destroy any nest while it is in use or being built
- intentionally or recklessly disturb any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or disturb dependent young of such a bird
- intentionally or recklessly at any other time take, damage, destroy or otherwise interfere with any nest habitually used by any wild bird included in Schedule A1
- intentionally or recklessly kill, injure or take from the wild or possess all or any part of a Schedule 5 species
- intentionally or recklessly damage or destroy any structure or place which a schedule 5 species uses for shelter or protection, or disturb a schedule 5 species while it is occupying such a place
- obstruct access to any structure or place which a schedule 5 species uses for shelter or protection
- intentionally pick, uproot or destroy any wild plant included in Schedule 8

2.3 The CRoW Act 2000 added the term recklessly after intentionally in the Wildlife and Countryside Act 1981 and introduced a maximum custodial sentence of 6 months for offences.

2.4 The Natural Environment and Rural Communities Act 2006 (NERC) made provision about bodies concerned with the natural environment and rural communities and in connection with wildlife, sites of special scientific interest, National Parks and the Broads. Section 41 established a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. This is known as the UK Biodiversity Action Plan (BAP) list.

2.5 The National Planning Policy Framework (NPPF) updated in 2023 states that Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2.6 To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

2.7 b) 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.

2.8 The Environmental Act (2021) aims to;

- protect of the natural environment from the effects of human activity;
- protect people from the effects of human activity on the natural environment;
- maintain, restore or enhance of the natural environment.

2.9 Section 14 of the Act makes provision for biodiversity gain to be a condition of planning permission in England.

3. Baseline Information

3.1 The baseline information is used to provide the baseline conditions for the ecology of the site and an assessment of the impacts resulting from the proposed development.

3.2 The tables below identify the ecological sensitive areas associated with the proposed development. Further details are provided within the following report:

- 43a Woodstock Gardens, Hayes, Biodiversity Net Gain Report. 4 Acre Ecology Limited, 2024.

Table 1: Designations

Designation Level	Description
International	There are no international sites of importance within 5km of the site.
National	There are no national sites of importance within 2km of the site.
Local	There are no local sites of importance within 500m of the site.

Table 2: Main habitats/vegetation types identified within/adjacent to the Driving Range

Flora/Habitats	Description
Buildings	There are three buildings on the site, the main house (43a) and two associated garages. The main house on the site is to be retained and not directly impacted by the proposals. 43a is a two-storey, detached brick house with a low twin-pitched concrete tile roof. There are close fitting hanging tiles on the first-floor level on the eastern gable of the house. Both garages are single storey with single skin walls and flat, single skin roofs. The longer one on the eastern side of the site has brick walls and a flat felt roof, while the other, shorter garage, set further back from the road, is a concrete pre-fabricated building with parapet walls and a corrugated asbestos mono-pitch roof.
Hard-surfacing	A tarmac drive enters the site from the north-western corner leading to the two garages and 43a. There is also an area of concrete hard standing between the garages and Number 43 Woodstock Gardens. The drive and paving are in good condition.
Garden	3.7 The majority of the site is covered by amenity grassland (lawn). This is the largest single habitat on site, and is counted as vegetated garden in the metric.

Table 3: Faunal use of the site

Fauna	Opportunities
	No direct observations were made during the survey, so fauna is likely to be restricted to commonly occurring invertebrates in the lawn area, which is mainly being retained.

Assessment of Construction Activity Impacts without Mitigation

Construction Phase

3.3 Large areas of the site will be subject to construction works resulting in the loss of existing mainly hard standing and some of the garden. Any retained habitats will be subject to potential impacts such as dust deposition and compaction, along with noise, vibration and light pollution from the site clearance, which may spread into the wider landscape without appropriate mitigation.

3.4 No impacts on protected or important fauna species are anticipated, due to the lack of their presence on-site.

Operational Phase

3.5 The operational phase covers the potential effects of loss of habitat due to the development including the potential effects resulting from the operation of the proposed development through recreational pressure, noise and light disturbance.

3.6 No impacts on protected or important fauna species are anticipated, due to the lack of their presence on-site.

3.7 Development Impacts and Mitigation Measures

3.8 The potential impacts of the proposed residential development have been assessed and the following mitigation principles will be applied in order to avoid, reduce, mitigate or compensate for these impacts.

3.9 Habitats

3.10 The main impact of the proposed development on the existing habitats will be the loss of improved rough/ruderal grassland, trees and shrub. Two sections of hedgerow on the northern boundary are to be removed to allow access to car parks.

3.11 The remaining hedgerow on the northern boundary and to the north of the driving range, along with associated trees are to be retained following the development and will be adequately protected to ensure no unintentional damage occurs during construction activities.

3.12 In order to minimise the effects of the construction phase such as; compaction dust deposition and damage to vegetation, standard mitigation measures will be put in place during the construction phase including:

- Storage of materials and vehicles away from watercourses.
- Dampening down of potential sources of dust;
- Adherence to EA pollution prevention guidelines;

- Implementation of safeguards as part of construction works to control surface water run-off and avoid contamination of watercourses.

- The storage of any chemicals on-site will be contained in such a way to ensure that they are not accessed or knocked over by animals.

- Fires will only be lit in secure compounds and not allowed to remain lit at night.

3.13 Proposed landscaping of the site is set out in section 4.0.

4. Landscape Enhancements and Management

4.1 The management plan will continue for 30 years, and will include review points at years 1, 3 and five, and thereafter, every five years throughout the operational lifetime of the scheme.

4.2 The landscaping plan and management will provide ecological enhancements to the development site by providing the following:

- The planting of two specimen trees on the site, creating a gain of 0.079 habitat units, or 16.49% of the 0.066 currently there.

Planting

4.3 Prior to planting, the ground needs to be prepared to ensure that the plants will grow successfully by ensuring that the soil has a good tilth. Planting will not be carried out if the ground is frozen due to a hard frost or is waterlogged.

4.4 Planting will be carried out over the late Autumn/Winter months November to March. The plants will be protected from grazing mammals such as rabbits by using plastic shelter or mesh guards with bamboo cane used to support the plant until the plant has established, when these will be removed. All non-biodegradable shelters, tree ties and stakes will be disposed of at a licensed landfill site.

4.5 Trees will require regular watering for the first two years, then only watering if showing signs of drought stress.

4.6 Both trees will be inspected annually. Any tree which dies within the first five years after planting will be replaced with the same species in the first planting season following.

4.7 Tree planting will incorporate native species of local occurrence. Trees and shrubs that will be planted could be, Silver Birch, Field Maple, English Oak, Rowen, or Small-leafed Lime. A stake will be used for the standard trees.

Management

4.8 New planting will be maintained weed free by either hand weed pulling or the use of an appropriate herbicide four times a year during the growing season March to October for the first four years to discourage competition and ensure strong growth. In years five to seven the weed control will be reduced to twice a year and on an annual basis thereafter.

5. Specific Species Enhancements

5.1 An integrated bat brick will be put in place at the apex of the gable end of the new build, to enhance the roosting habitat for bats in line with the NPPF.

5.2 Any planting will include native species, especially night-flowering species to attract insects for bats to feed on.

5.3 A sparrow terraces will be erected on the northern side of the new build to enhance the area for nesting birds.

5.4 Placement of hedgehog holes within the boundary fences will allow any hedgehogs within the local area to continue to utilise the site. These holes do not need to be any larger than 13x13cm or 5 inches square and are too small for most domestic pets (Hedgehog Street, 2015).

Management and Monitoring Programme

Habitat/Feature	Objective	Proposed Management	Proposed Monitoring	Performance Indicators		Remedial Actions
				Poor	Good	
New tree and shrub planting	Ensure satisfactory establishment and growth of new planting	Plant species listed in 4.7 and protect with appropriate guards	Monitor successful establishment of individual plants	Poor growth of individual plants	Health plants with good habitat structure	Replace any trees and shrubs that die in the first five years. in the first planting season following.
		Maintain a weed free 1.4m diameter area around the trees through mowing, mulch mats or herbicide spray for first three years then as required. If mulch mats are used ensure there is a 10cm gap around the trunk of the tree to avoid the bark rotting.	Monitor growth of competitive weeds around individual trees and shrubs.	Excessive weed growth competing for resources	Lack of weed growth around new trees and shrubs	Review intensity of weed treatment increase/decrease as appropriate.
		Use of stakes, ties and guards are to be checked	Monitor efficiency of stakes, ties and guards during each visit for the first five years	Poorly supported or damaged plants	Well established plants	Stakes, ties and guards adjusted or replaced as necessary to prevent damage. To be removed after five years.
	Maintain planting in a healthy and attractive condition, to retain their contribution to the landscape structure, biodiversity, food source to wildlife and amenity value	General pruning completed as necessary to remove damaged vegetation limited to maintain the natural shape of the plant.	Monitor health and distribution of individual plants	Poor growth and structure	Desired structure and distribution	Review frequency and method of cutting. Re-plant any trees or shrubs lost.
Bird nest boxes, Bat boxes	Create additional habitat for nesting birds, roosting bats and invertebrates.	Install-bird/bat described in section 6	Annual monitoring of boxes for damage and use.	Damaged boxes/boxes not utilised by wildlife	Intact boxes used by intended species.	Repair/modify where necessary

10 Year Management Programme

Landscape Buffer and Green Corridor	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Every 5 years thereafter**
Existing Trees	Annual inspection by a qualified arborist for disease, damage and potential problems-remedial work to be carried out as required					
New trees and shrubs	Water between April and September as necessary		Water if showing signs of stress			
	Inspect trees annually in September and replace dead trees and shrubs in the next planting season					
	Annual inspection by a qualified arborist for disease, damage and potential problems – remedial work to be carried out as required					
	Check stakes, ties and guards monthly from March to October, inclusive and after frosts or high winds and adjust or replace as necessary		Remove stakes and ties if trees are self-supporting			
	Maintain 1.4m diameter area around trees and shrubs weed free through mowing, mulch mats or herbicide					
	Remove dead wood where necessary, and suckers as required					