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Report by - KJF Consultancy Ltd

**Title** - Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) on 47 Sweetcroft Lane, Uxbridge UB10 9LE

**Reason for the report** - Supporting information for a proposed development and to advise the Local Planning Authority (LPA) of the findings and recommendations

**Proposed development** - Demolish the existing dwelling and erect new dwelling

**LPA** - Hillingdon Council

**Architect** - GAA Design

**Client** - Kiran Bhatia

**Author** - Karl Forkasiewicz MCIOB, CEnv, CL18 (Bat Survey Licence Level 2)



Membership No. 1494354



Registration No. 4482

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## Quality Assurance

Report title	PEA and PRA on 47 Sweetcroft Lane, Uxbridge UB10 9LE
Version	V1
Report ref	PEA.PRA.V1.47.SL.U
Date produced	17/10/2024
Validation period	This report is only considered valid until the recommendations have been implemented
Report checked by	Jan Forkasiewicz BA (Hons)

## Distribution List

Architect	✓
Client	✓

Previous relevant KJF Consultancy Ltd reports (not applicable)

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## Statement for LPA registration

It is proposed to demolish the dwelling at 47 Sweetcroft Lane, Uxbridge UB10 9LE and erect a new dwelling. KJF Consultancy Ltd was instructed to provide an ecology report as supporting information for the proposed development. A PEA and PRA have been carried out; this report gives the survey methodologies and the findings and conclusion and has been produced as supporting information for the proposed development.

No protected habitats or protected species were present on site and no further surveys need to be carried out before planning permission can be granted. If planning permission is granted, given the small-scale development, there will be no increased adverse impacts on a designated site.

Reasonable survey effort has been made that enabled any likely adverse impacts on protected habitats, protected species, and designated sites to be predicted with a degree of certainty. However, mitigation measures are given to avoid adversely impacting foraging/passing bats and nesting birds. No compensation measures are required.

The proposed development gives an opportunity to provide enhancements for bats, bees, birds and hedgehogs that will significantly increase biodiversity within the site. The mitigation and enhancement measures are given within the recommendations.

This report is only considered valid until the recommendations have been implemented.

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## 1. Introduction

1.1 An explanation of the terms in bold within this report is contained within appendix 1. It is proposed to demolish the dwelling at 47 Sweetcroft Lane, Uxbridge UB10 9LE and erect a new dwelling. The LPA is Hillingdon Council; the planning application reference is not known at the time of this report. KJF Consultancy Ltd was instructed to provide an ecology report as supporting information for the proposed development; the Architect's existing and proposed plans were provided. A **PEA** and **PRA** have been carried out in accordance with the **[1]CIEEM guidelines** and the **[1]BCT guidelines**. The survey methodologies, findings and conclusion are given below. The PEA and PRA were carried out by Karl Forkasiewicz; his credentials are attached at appendix 2.

## 2. Survey methodologies, [2]findings and conclusion

2.1 I carried out a PEA and a PRA on 12/10/2024, for the following objectives:-

- a) to enable a general description of the site and the buildings to be given;
- b) to look for any protected habitats and evidence of protected species;
- c) to ascertain if any further surveys need to be carried out before planning permission can be granted; and
- d) provide appropriate recommendations.

2.1.1 The PEA consisted of a walkoversurvey of the site that consists of a long hard surfaced drive that has a mature cherry laurel hedge at either side that leads to a hard surface parking area, a small lawn, a detached garage, two timber structures, the dwelling and the rear garden.

2.1.2 The dwelling is a detached rendered property that has: a hipped north-south roof with concrete ridge tiles; concrete interlocking roof tiles; one chimney with lead flash seating; a flat roofed dormer at the rear with concrete hanging tiles at the front/sides; uPVC fascia/soffit boards; with accommodation in the roof but with small voids at the eaves. A flat roofed porch is at the front and a uPVC conservatory is at the rear. The garage is a prefab concrete garage with a pitched metal roof and a metal up-and-over door; a flat roofed rendered outbuilding is attached to the rear of the garage.

2.1.3 The rear garden consists of hard standing at the rear of the dwelling, a lawn with non-native trees (a species list has not been compiled as this would serve no purpose) and three timber structures.

2.1.4 The PRA consisted of external and internal inspections of the dwelling, the garage and the timber structures, in accordance with the BCT guidelines and as detailed below.

External inspection looking for:-

➤ **Potential Roost Sites (PRS)** for bats, external evidence of bat activity (bat droppings, **feeding remains**, and fur oil staining) and roosting bats.

Internal inspection looking for:-

➤ Roosting bats/internal evidence of bat activity. When inspecting roof spaces/voids, stored items are moved to inspect boarding/insulation; if insulation has been placed on top of older insulation, some of the insulation is lifted to inspect the older insulation.

2.1.5 At the time of the PEA: no protected habitats or protected species were present within the site; a pond is not present; the lawns are closely cut so unsuitable foraging habitats for amphibians and reptiles; and no old bird nests (the bird nesting seasons is 1st March to 31st August) were on the dwelling, the garage or the timber structures.

2.1.6 The dwelling contains negligible PRS; the garage and timber structures do not contain any PRS. No external or internal evidence of bat activity was found, and a bat was not discovered. **Foraging habitats** for bats are within the site (the trees), meaning a bat(s) will occasionally forage above the site/close to the dwelling. However, the dwelling, garage and timber structures are unsuitable for bats.

2.1.7 If planning permission is granted, given the small-scale proposed development, the 'zone of influence (the area that could be affected by a development)' will be restricted to the site. Therefore, there will be no increased adverse impacts on any **designated sites**.

2.1.8 Reasonable survey effort has been made that enabled any likely adverse impacts on protected habitats, protected species, and designated sites to be predicted with a degree of certainty. However, mitigation measures are given to avoid adversely impacting foraging/passing bats and nesting birds. No compensation measures are required.

2.1.9 The proposed development gives an opportunity to provide enhancements for bats, bees, birds and hedgehogs that will significantly increase biodiversity within the site.

2.1.10 The mitigation and enhancement measures are given within the recommendations.

2.1.11 The limitations on the PEA and PRA are given below followed by my recommendations. An annotated aerial photograph and relevant photographs are attached at appendix 3.

2.2 This report should be forwarded to the LPA as supporting information for the proposed development.

3. Limitations on the PEA and PRA

3.1 It is acknowledged that a PEA is basic, and it only consisted of a walkover survey and the PEA and PRA did not include a request to obtain details of any records of a protected species that the Local Environmental Records Centre may hold. Although it is unlikely a record exists; such a request is standard practice and is therefore recommended to be done.

3.2 The PEA was not carried out during the bird nesting season; however, as stated, no old bird nests were on the dwelling, garage or the timber structures.

3.3 The differing activity patterns of protected species at different times of the year are also acknowledged.

#### 4. Recommendations

1. The client should contact the Local Environmental Records Centre - Greenspace Information for Greater London (GIGL) and ask if they hold a record of a protected species within the site (<https://www.gigl.org.uk/>) and KJF Consultancy Ltd should be advised of their response. In the unlikely event of there being a record; KJF Consultancy Ltd will need to amend this report.
2. If planning permission is granted, the LPA should attach a condition to the decision notice requiring the mitigation and enhancement measures contained below to be implemented e.g:-

*The mitigation and enhancement measures contained within the report by KJF Consultancy Ltd must be implemented unless otherwise agreed with the LPA.*

#### Mitigation measures

**Bats** - to avoid adversely impacting foraging/passing bats, new lighting within the site and on the new dwelling should only be placed as necessary i.e. for safety/security and should be suitable for bats; reference should be made to Guidance Note 8 Bats and Artificial Lighting 2023 (the guidance note is freely available and can be obtained here <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>).

Bats can become entangled in the fibres of Breathable Roofing Membranes that can lead to bat deaths; consideration should be given to using a bituminous membrane (i.e. 1F Felt) or a membrane that has passed a 'snagging propensity test' and is 'bat safe.'

**Birds** - all wild birds, their eggs and active nests are protected. If demolition will be carried out during the bird nesting season (1st March to 31st August), an Ecologist must be instructed to inspect the dwelling, garage and timber structures for nesting birds. If a nesting bird is discovered, the nest must be left undisturbed until all the young have the nest.

#### Enhancements - to be placed on the new dwelling

**Bats** - to provide a permanent roosting option for the local population of crevice dwelling bats, 2 x Bat Bricks (example illustrated) should be built into a southerly facing elevation,



**Bees** - 2 x Bee Bricks (example illustrated) should be built into a wall(s); given bees can cause a 'nuisance,' the Contract Manager will decide where the bricks will be placed.



**Birds** - to provide a nesting opportunity for swifts, 2 x Swift Nest Bricks (example illustrated) must be built into an easterly facing wall.



**Hedgehogs** - to provide a nesting opportunity for hedgehogs, 1 x Nest Box (example illustrated) must be placed in a sheltered location on site. Clean leaf matter should be placed in the box. To allow hedgehogs to forage within the site and pass through the site, 150mm x 150mm gaps must be placed every 10m within gravel boards of any existing or new boundary fencing.



3. On completion/prior to occupancy, an Ecologist must be instructed to make a post compliance site visit to verify that the above enhancement measures have been put in place; the Ecologist will take relevant photographs and email them to the LPA Case Officer.

(The above enhancements can be obtained from [www.nhbs.com](http://www.nhbs.com) and other suppliers and should be obtained well in advance of completion. Excluding the hedgehog nest box; the above must be placed as high as practicable and away from any external lighting/windows and must be placed in accordance with the manufacturers/supplier's recommendations).

## References

[1] CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Chartered Institute of Ecology and Environmental Management.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

[2] It must be understood that the findings are only relevant at the time a survey is carried out and it will be some time before a site is developed - if planning permission is granted. The findings will change over time and significant changes can result within a site when non-native invasive plants grow within a site that were not present at the time of the survey.

A Review of the Population and Conservation Status of British Mammals. Natural England, Peterborough. 2018.  
[\(<https://publications.naturalengland.org.uk/publication/5636785878597632>\)](https://publications.naturalengland.org.uk/publication/5636785878597632)

Bat Conservation Trust. ([www.bats.org.uk](http://www.bats.org.uk))

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Chartered Institute of Ecology and Environmental Management.  
[\(<https://cieem.net/resource/guidance-on-preliminary-ecological-appraisal-gpea/>\)](https://cieem.net/resource/guidance-on-preliminary-ecological-appraisal-gpea/)

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.  
[\(<https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>\)](https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition)

Google Earth.

Habitats and Species of principal importance in England.  
[\(<https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>\)](https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england)

Information on designated sites  
[\(<https://www.gov.uk/check-your-business-protected-area>\)](https://www.gov.uk/check-your-business-protected-area)

National Planning Policy Framework.  
[\(<https://www.gov.uk/guidance/national-planning-policy-framework>\)](https://www.gov.uk/guidance/national-planning-policy-framework)

Natural England Standing Advice regarding protected species and development.  
[\(<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>\)](https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications)

The Conservation of Habitats and Species Regulations. 2017.  
[\(<https://www.legislation.gov.uk/ksi/2017/1012/contents/made>\)](https://www.legislation.gov.uk/ksi/2017/1012/contents/made)

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.  
[\(<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>\)](https://www.legislation.gov.uk/ukdsi/2019/9780111176573)

The Natural Environment and Rural Communities (NERC) Act (2006).  
[\(<https://www.legislation.gov.uk/ukpga/2006/16/contents>\)](https://www.legislation.gov.uk/ukpga/2006/16/contents)

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**Appendix 1. Explanation of terms.**

**BCT guidelines** - Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

**CIEEM Guidelines** - CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Chartered Institute of Ecology and Environmental Management.

**Designated Sites** - Areas that are protected e.g. Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas and Ramsar Sites.

**Feeding remains** - Bats eat a variety of prey such as (in alphabetical order): ants; beetles; bees; butterflies; caddisflies; caterpillars; crickets; flies; grasshoppers; moths; lacewings; mayflies; small invertebrates ('bugs'); and spiders. Feeding remains can be found in bat roosts, where bats have roosted to eat prey e.g. butterflies and moths. Wings of butterflies/moths, and parts of other prey.

**Foraging habitats** - Bats forage for insects above fields/grassland/lawns, hedges/hedgerows, trees/woodlands and water.

**Guidance Note 8 Bats and Artificial Lighting 2023** - A guidance note intended to raise awareness of the impacts of artificial lighting on bats but also the potential solutions to avoid and reduce this harm.

**Potential Roost Sites (PRS)** - These are anywhere bats could roost e.g. gaps under tiles.

**PEA** - A Preliminary Ecological Appraisal (PEA) consists of a walkover survey of a site to rapidly gather relevant information and enable appropriate recommendations to be given.

**PRA** - Regarding buildings/structures, a PRA is a detailed external and internal inspection to look for: PRS; potential entry points; and evidence of bat activity/bats. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey effort and/or mitigation. In many situations it is not possible to inspect all PRS where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence.

**Potential Roost Sites (PRS)** - these are features on a building where a bat could roost e.g. in a gap under a hanging tile or roof tile.

### Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- CL18 (Bat Survey Class Licence Level 2);
- Licenced to disturb and handle Bats since 2016;
- Member of the Bat Conservation Trust; and
- Member of Team Bat.

### Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I surveyed a number of different woodlands and produced Woodland Management Plans that contained multi-use objectives.
- I have 13 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have produced many PEAs and PRAs for planning applications.
- As a Member of the BCT and Team Bat (run by Richard Crompton who is highly respected within the UK bat sector and was awarded a place in the BCT Hall of Fame in 2022), I am able to be kept up-to-date with new research and development regarding bats and bat surveys.

## Appendix 3. Relevant photographs.





12 Oct 2024 15:16:41

The dwelling frontage.



12 Oct 2024 15:13:55

Rear of the dwelling.



12 Oct 2024 15:25:53

One of the small voids at the eaves.



12 Oct 2024 15:02:24

Rear garden.

