Ecology 4 U

Biodiversity and Ecological Enhancement Strategy

Site address: 102 Green Lane, Northwood, London HA6 1AJ

Local Planning Authority: London Borough of Hillingdon Council

Date: 27.04.2026

Ref: BEES/GL/Rev-

Version	Update
Rev -	Issue

Clarification

This report has been prepared for our client as stated within our appointment, only and expressly, for the purposes set out in this appointment and we owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in writing and signed, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. This report has been based solely on the specific design assumptions and criteria stated here.

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Contents

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1.0 Introduction

1.1 This report supports the Full Planning Application for the demolition of existing dwelling and replacement with a new build of a detached dwelling with associated parking, gardens, outbuilding and gardens (the Proposed Work). The proposal is at 102 Green Lane, Northwood, London HA6 1AJ (the "Site").

1.2 This report provides details of biodiversity enhancements for priority and threatened species, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024).

NPPF 187d:

Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

NPPF 193d:

When determining planning applications, local planning authorities should apply the following principles.... development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.3 This report carefully considers the most appropriate and effective solution to providing new habitat for protected and declining species. This ensures that the post-completion condition provides an enhancement over what was present on site at the baseline and secures this for years to come. There are opportunities to provide habitat for birds, bats, hedgehogs as well as a range of invertebrates, small mammals and reptiles. Each opportunity for habitat provision will be considered in turn.

1.4 The biodiversity enhancement strategy aims to ensure it is successfully established and functioning as designed. The objectives include the following:

- Purpose and conservation objectives for the proposed enhancement measures
- Detailed designs to achieve the stated objectives
- Location of the proposed enhancement measures
- Details of initial aftercare and long-term maintenance

2.0 Proposed Development

2.1 The proposed development comprises the demolition of the existing dwelling on the Site and replacement with a new build dwelling and associated ancillary infrastructure.

2.2 The development presents an opportunity create improved habitats for wildlife through carefully placed ecological enhancements, and this accords with the local authority planning policy.

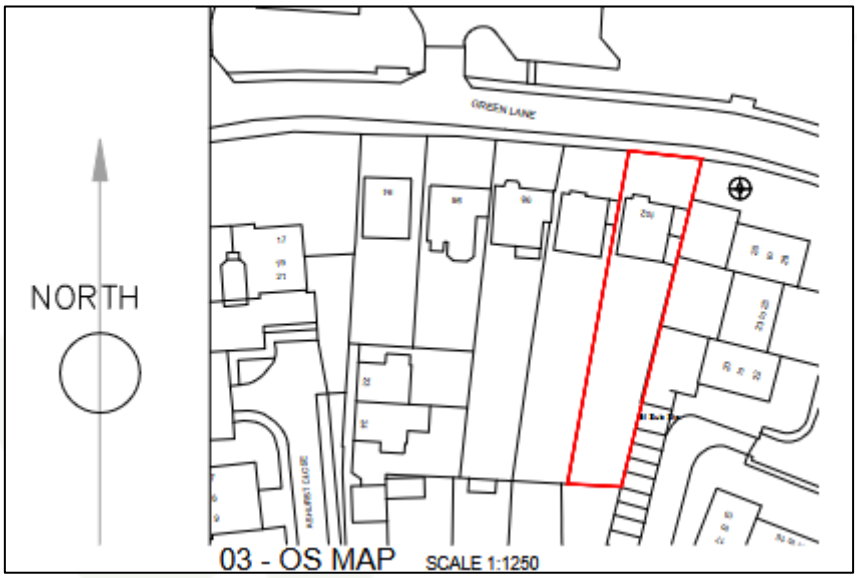

Fig. 1: Proposed Development Location Plan - DE Architectural Consult. Ltd

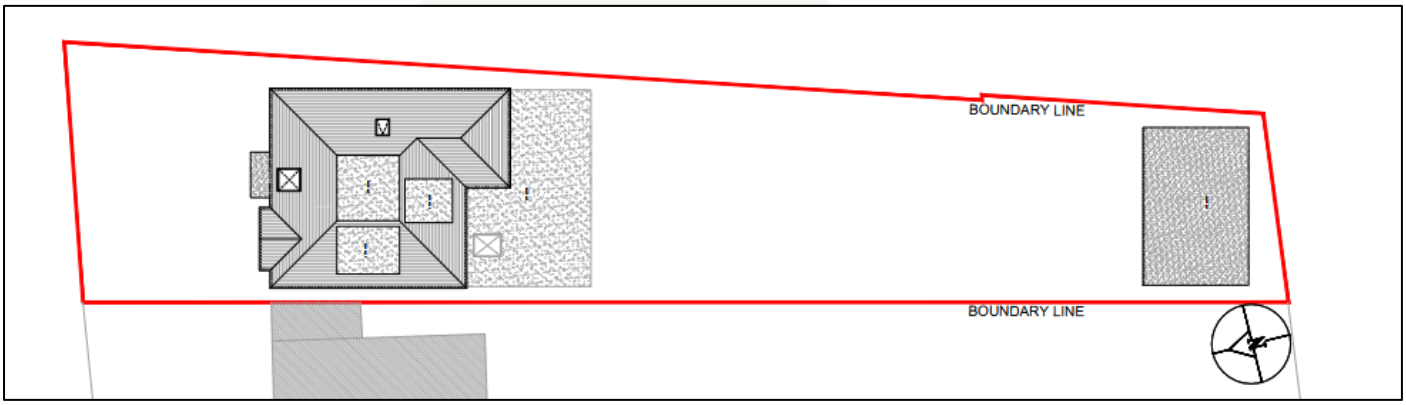

Fig. 2: Proposed Development Site Plan - DE Architectural Consult. Ltd

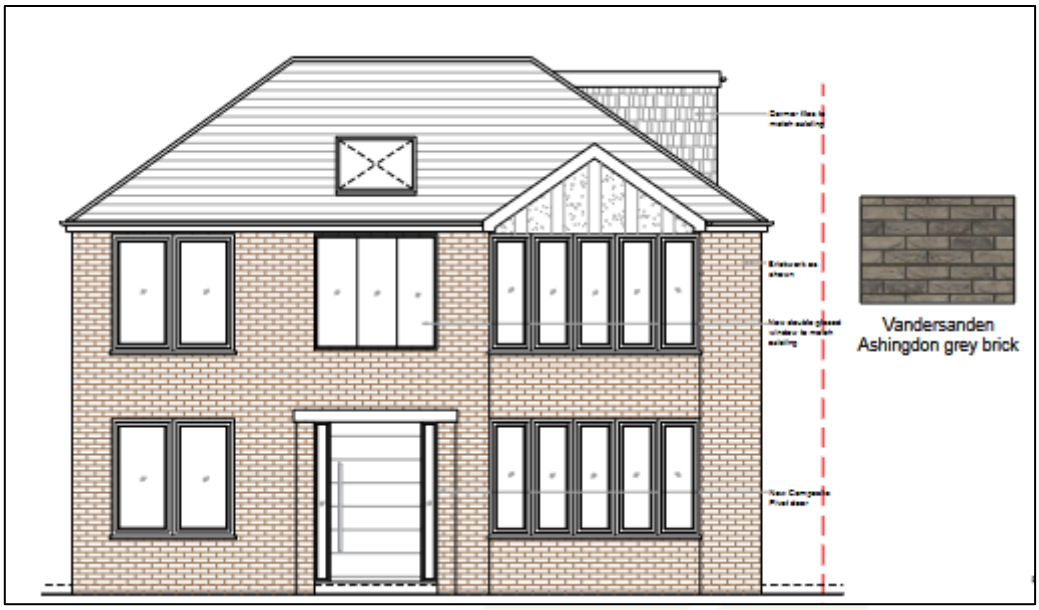

Fig. 3: Proposed Front Elevation - DE Architectural Consult. Ltd

Fig. 4: Proposed Rear Elevation - DE Architectural Consult. Ltd

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3.0 Consideration & Recommendations for Ecological Enhancements

3.1 Provision of Bird Nesting Opportunities

3.1.1 Swifts are category red on the conservation concern list. Their habitats are in decline, and to help support this species, it is proposed to provide artificial nesting boxes in the scheme.

3.1.2 The boxes to be installed are:

3x Ibstock Swift Eco Habitat (ISEH)

3.1.3 Swifts will nest in loose groups, so it is necessary to have at least 3 boxes in the proposals.

3.1.4 These will offer permanent nesting opportunities for swifts.

3.1.5 The boxes will be located on the north facing aspect, with a clear flight path from the nest entrances. The locations minimise the risk of excessive direct sun, wind and rain whilst offering cover, shelter and foraging opportunities from the nearby trees, pond and hedgerows.

3.1.6 All boxes will be installed by the developer building the houses and will be sited at a minimum of 4m from ground level, directly under the eaves.

3.1.7 As swifts nest in loose colonies the swift boxes have been situated in close proximity on the same aspect.

3.1.8 The box dimensions of the proposed nest boxes correspond to those of standard; commercially available bricks used in modern UK construction. These dimensions allow for a 1cm layer of mortar enabling the nesting blocks to be inserted into any wall without the need to cut adjoining bricks. The face of the box can be rendered, leaving the access hole fully open.

3.1.9 Swifts are known to clean their own nests and so the Ibstock Swift Eco Habitat will not require cleaning.

3.1.10 Refer to Appendix A for locations of the bird boxes on the buildings. Details of the proposed swift boxes are provided in Appendix B.

3.2 Provision of Bat Roosting Opportunities

3.2.1 All UK bat species are European protected species, and their breeding sites and resting places are fully protected by law. It is proposed to install a bat box into the new dwelling that provides a secure crevice-style habitat suitable for use as a summer roost, mating site and, in mild winters, as a hibernation space.

3.2.2 The bat box recommended is:

1x Verona Built-In Woodstone Bat Box

3.2.3 As temperature is known to be an important factor influencing the success of artificial roost boxes (Bat Conservation Trust 2012) the boxes should be sited to receive maximum amounts of sunlight and warmth. Therefore, the Bat Box will be installed on the southern aspect of the new dwelling.

3.2.4 These bat boxes are suitable for roosting for a wide range of bats, including:

- Common Pipistrelle
- Soprano Pipistrelle
- Nathusius' Pipistrelle
- Whiskered Bat
- Serotine
- Daubenton's

3.2.5 The installation & placement should follow the below:

- Install at least 4 metres above ground level where possible
- Avoid placing directly above doors or windows
- Ensure a clear flight path to the entrance
- Do not install in or near artificial lighting
- The thickened section above the trench should be concealed with stone strips, leaving only the entrance slot visible

3.2.6 The Verona Built-In Bat Box is maintenance-free. The internal sloped base allows droppings to fall clear naturally.

3.2.7 A robust, integrated bat roost designed to provide long-term habitat within the built environment.

3.2.8 Refer to Appendix A for locations of the bat box on the buildings. Details of the proposed bat box is provided in Appendix C.

3.3 Provision of Hedgehog House

3.3.1 1no hedgehog house will be installed by the developer building the houses, in the rear garden.

3.3.2 The perimeter closed board fences are to have 13cm x 13cm holes cut at the base to allow hedgehogs to move from garden to garden in three positions indicated on the plan in Appendix A and as illustrated in Appendix B.

3.3.3 The hedgehog house must be inspected every 6 months for signs of damage and repaired or replaced as necessary. This maintenance will continue for as long as the housing development is in use. The new homeowners will be informed this this must be retained as a condition of the planning permission

3.3.4 Refer to Appendix A for location on the Site. Details of the proposed hedgehog house is provided in Appendix D.

3.4 Provision of Log Pile

3.4.1 Log piles are ideal habitat for a range of invertebrates, small mammals and amphibians. A log pile will be installed by the developer building the new dwelling.

3.4.2 The location of the proposed log pile has been selected so as to be tucked away at the back corner of the garden.

3.4.3 The new homeowners will be informed that this is a log pile for wildlife and a must be retained as a condition of the planning permission. The logs must be left undisturbed and allowed to rot down.

3.4.4 Refer to Appendix A for locations of the bat box on the buildings. Details of the proposed hedgehog house is provided in Appendix E.

4.0 Maintenance Schedule

Item to maintain	Maintenance	Interval
Bird Boxes	Swift boxes are self-cleaning. Inspect for signs of damage and repair or replace as Necessary.	Every 3 years, between the months of September and March when the boxes will be unoccupied.
Bat Box	These boxes are self-cleaning. Externally inspect for signs of damage and repair or replace as necessary.	External inspection every 3 years. If damage is found, consult an ecologist for advice.
Hedgehog House	Inspect for signs of damage and repair or replace as Necessary. Before disturbing it, perform a check to ensure it's empty by placing a light obstruction, like a twig, in the entrance and seeing if it's been moved. If a hedgehog is found inside, leave it alone.	Every 6 months in April and October.
Log Pile	Minimal intervention is preferred. As logs rot, replacement logs can be added to maintain the log pile size.	Add to pile in late summer / autumn to increase habitat for overwintering invertebrates.

Fig 5 – Maintenance Schedule

APPENDIX A - ECOLOGICAL ENHANCEMENTS PLAN

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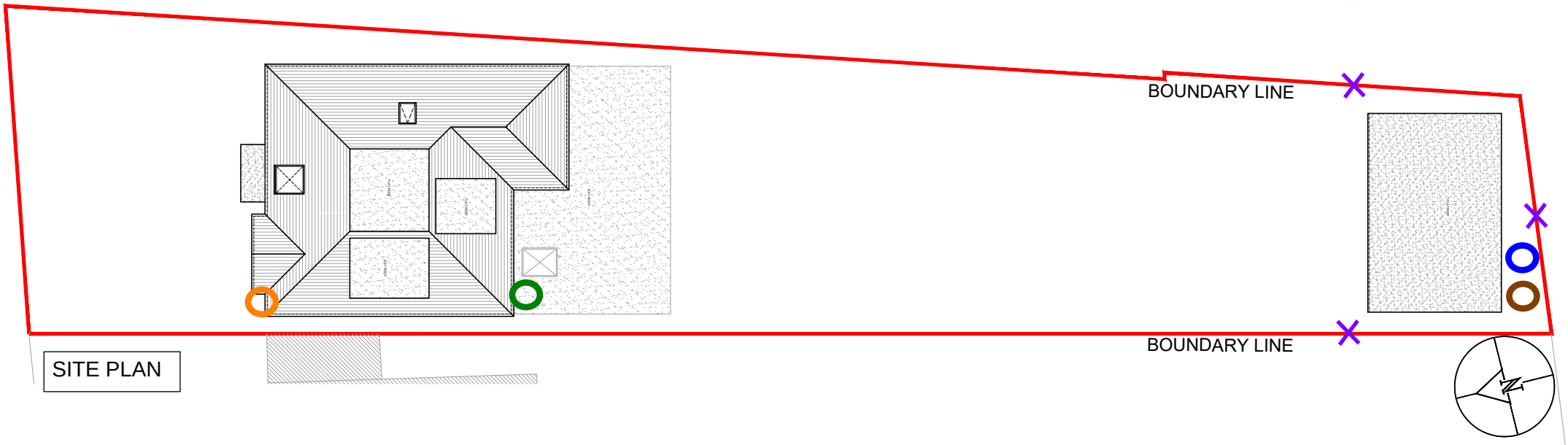

SITE PLAN

FRONT ELEVATION

REAR ELEVATION

KEY:

- **Bat Box x1**
- **Bird Box x3**
- **Hedgehog House x1**
- **Log Pile x1**
- **Hedgehog Access x3**

Extracts from architects drawings DE Architectural Ltd

Appendix B – Bird Box Details

The Swift brick can be installed as shown, within a brick wall, or is readily rendered over, leaving the entrance clear in the location shown in Appendix A.

Materials & Specifications:
Material: Brick/clay
Dimensions (mm): 327 x 140 x 140
Frost resistant
Weight (kg): 4.5
Life expectancy: 150 years

Ibstock Swift Eco Habitat

Suggested supplier **Wildcare Natural Ecology Supplies**
https://www.wildcare.co.uk/ibstock-swift-eco-habitat.html

Appendix C – Bat Box Details

The bat box can be installed as shown, within a brick wall, or is readily rendered over, leaving the entrance clear, in the location shown in Appendix A.

Materials & Specification:
Material: WoodStone (FSC wood fibres and concrete) with FSC® plywood rear panel
Outer dimensions: 21 × 50 × 15 cm
Inner dimensions: 16 × 42.5 × 2.2 cm
Weight: Approx. 6.8 kg
Compartments: 1 (2.2 cm crevice)
Colour: Grey

Verona Built-in Woodstone Bat Box.

Suggested supplier **Wildcare Natural Ecology Supplies**
https://www.wildcare.co.uk/vivara-verona-built-in.html

Appendix D – Hedgehog House Details

The hedgehog house should be installed on flat ground, ideally in the shelter of undergrowth, in the location indicated in Appendix A.

Photo 2 illustrates a 13cm x 13cm opening in close board fence, to allow garden access.

Materials and Specification:
Materials: FSC Certified Exterior Grade Plywood
Construction: Panels stapled together with surface sunk staples.
Finish: Non-toxic water-based stain and preservative
Dimensions: Overall height: 22cm, Overall width: 38cm, Overall length: 47cm
Weight: 4kg
Fixing: Rests on ground

Hedgehog house

Suggested supplier: The Nest Box Company
https://www.nestbox.co.uk/products/hedgehog-nest-box

Appendix E – Log Pile Details

Log Piles for Wildlife

To be built in situ.

Materials and Specification:
Materials Required: Approximately 40 logs. 600mm - 1m long.
Installation Instructions: Create stack of logs of varying sizes.
Overall size of stack to be minimum 600mm high and 1.5m wide.
Wood should be allowed to rot and degrade. Replacement logs can be added without disturbing the existing logs, as required, to maintain pile size.