Ecological Management Plan

39 Parkfield Road Hillingdon UB10 8LW

KDA Designs LTD

Status	Issue	Name	Date
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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

Contents

1.0 Introduction

Arbtech Consulting Limited was instructed by KDA Designs LTD to produce an Ecological Mitigation, Enhancement and Management Plan for 39 Parkfield Road Hillingdon UB10 8LW (hereafter referred to as "the site").

A planning application for the erection of a replacement dwelling following the demolition of the existing (hereafter referred to as "the proposed development") was granted approval, with conditions, by Hillingdon London Borough Council on 2nd October 2024 (24825/APP/2023/81). This plan has been produced to inform the discharge of 3.c, which states:

3.c Ecological and biodiversity enhancement plan

A plan showing the proposed development is provided in Appendix 1.

The aim of this plan is to outline mitigation measures required to minimise impacts on biodiversity as well as to outline habitat creation and enhancement opportunities and long-term management which will ensure that a net gain in biodiversity is achieved and maintained on the site, in accordance with the National Planning Policy Framework (NPPF).

This plan has been informed by a Preliminary Roost Assessment and Preliminary Ecological Appraisal which was completed by Arbtech Consulting Ltd on 15th January 2025.

2.0 Site Context and Survey Information

2.1 Site Location and Landscape Context

The site comprises one dwelling (B1), associated outbuildings (B2 & B3) and a vegetated garden with scattered trees. It is situated 0.6km west of West Ruslip. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have an urban character, with residential dwellings in all directions. Patches of woodland can be found nearby, located ~0.90km to the northeast and north-west. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. A site location plan is provided in Appendix 2.

2.2 Ecological Information

Table 1 summarises the survey findings for the site and outlines any potential impacts as a result of the proposed development along with recommendations and biodiversity enhancement opportunities, as detailed in Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd, Jan 2025).

Table 1: Summary of baseline survey information, potential impacts, recommendations and biodiversity enhancement opportunities for the site (PEA/PRA Arbtech Consulting Ltd, Jan 2025)

Feature	Summary of Survey Findings and Impacts	Recommendations	Biodiversity Enhancement Opportunities
Bats	Lifted and missing tiles were present on the main dwelling (B1) which could provide roosting opportunities for crevice dwelling species. The proposed development will result in the demolition of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. B1 has **moderate** habitat value for roosting bats.	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. 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. Four surveyors are required to provide full coverage of the building's elevations. Infrared camera should also be employed as part of the survey to cover all elevations. Lighting mitigation may be required based on the outcome of the night bat surveys. 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.	Enhancements are dependent on the outcome of further surveys.

Birds	No evidence of nesting birds was identified on or within B1 however the lifted and broken roof tiles may provide nesting opportunities. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. 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.	The installation of a minimum of two bird boxes integrated into the façade of the new dwelling will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) 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.
Hedgehog	The vegetated lawn onsite provides limited foraging and commuting opportunities for hedgehogs. Vegetated lawn 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.	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.	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

All other species (Amphibians, Badger, Dormouse, Reptiles, Riparian mammals	No impacts are anticipated as a result of the proposed development.

3.0 Construction Ecological Management Plan (CEMP)

Table 2: Mitigation Measures

Works	Specification
Persons Responsible and Lines of Communication	It is recommended that a Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the contract or project manager. The Development Biodiversity Champion is responsible for ensuring all actions outlined in this CEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist or ECoW of the commencement of construction works and provides updates where necessary.
Bats	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 **prior to any demolition works.** 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. Four surveyors are required to provide full coverage of the building's elevations. Infrared camera should also be employed as part of the survey to cover all elevations. Lighting mitigation may be required based on the outcome of the night bat surveys. 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.
Birds	Works to the building and tree and hedgerow clearance should be undertaken outside the core nesting period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation should be undertaken, within 48 hours prior to the commencement of work. All active nests will need to be retained with a species-appropriate buffer until the young have fledged (species specific but typically 4-6 weeks).

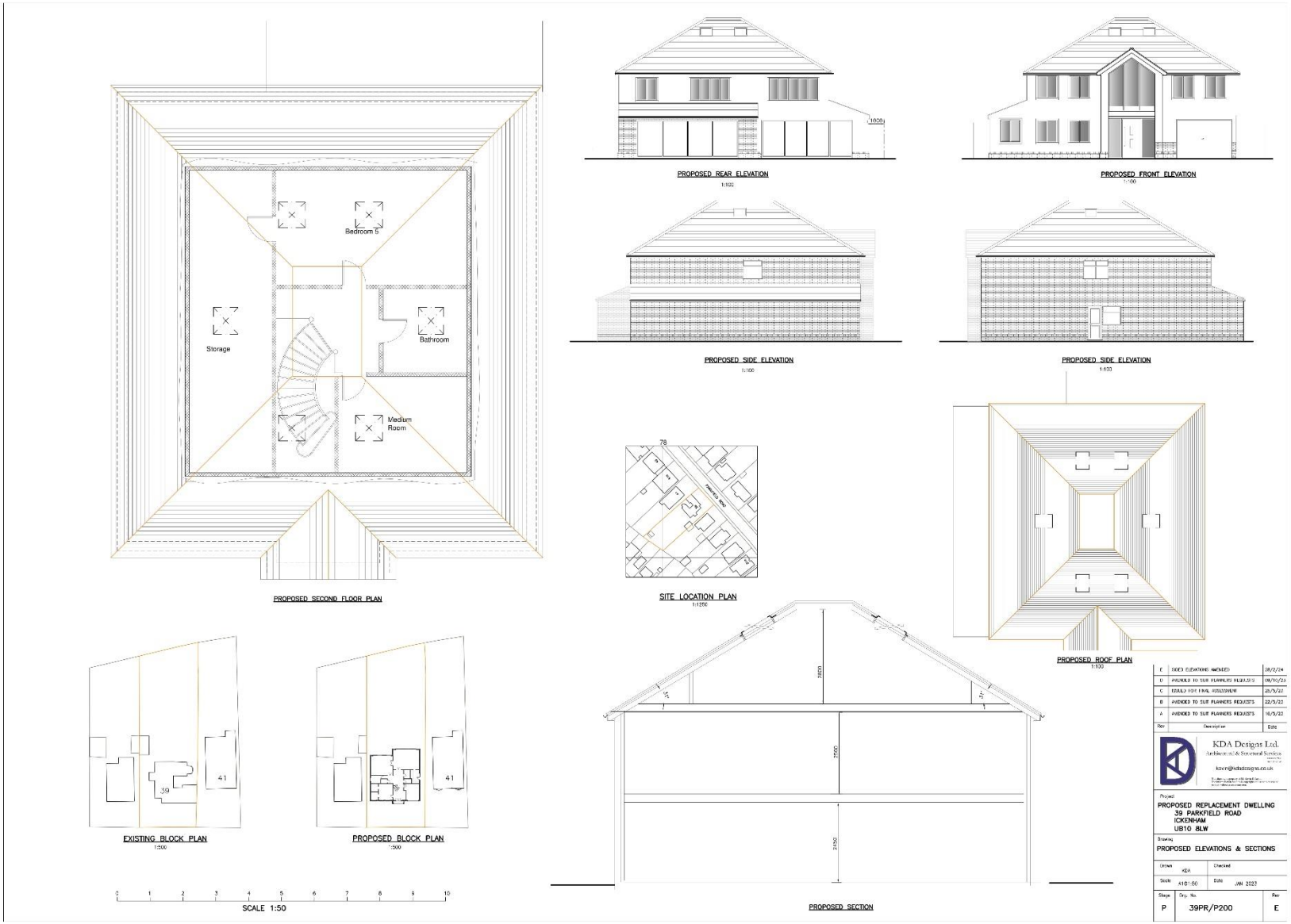
4.0 Provision of New Landscaping and Species-Specific Enhancements

Table 3: Provision of New Landscaping and Species-Specific Enhancements

Works	Specification
Persons Responsible	The Biodiversity Champion will be responsible for the provision of the new landscaping and species-specific enhancements. The occupier of the proposed development (i.e. the landowner or managing agent) will be responsible for the management of these features post development.
Management Term	The management prescriptions outlined within this table must be implemented over a period of at least 30 years.
Bat Boxes	Two bat boxes are recommended to be installed on the new building. ***Bat boxes specification:*** • The recommended integrated bat bricks will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus. • 2 No. Integrated Eco Bat Box with Cavity (or similar) (see **Figure 1**) will be installed into the façade of new building, This bat brick type is suitable for integration into a range of building types including brick walls, timber cladding, and stone and are suitable to support a range of species including common pipistrelles *Pipistrellus pipistrellus* and soprano pipistrelles *Pipistrellus pygmaeus* which are likely to be present in the local area. • The bat boxes will be positioned 3-5m above ground level facing a southwest elevation with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats.  **Figure 1:** Integrated Eco Bat Box with cavity suitable for a range of crevice dwelling bat species. (Photo credit: https://www.wildcare.co.uk/integrated-eco-bat-box-cavity.html)

	Recommended Management: The proposed bat boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.
Bird Boxes	Three nest boxes are recommended to be integrated onto the façade of the new building ***Bird box specification:*** • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to have minimal maintenance and have a lifespan of 25 years plus. • 3 x Pro UK visible build in swift boxes (or similar) (see **Figure 2**) will be installed into the façade of new buildings. This bird box type is designed to provide enhanced nesting opportunities for swifts. However if swifts are not present, then these boxes can be used by other species, such as tits or house sparrows. • The bird box will be positioned approximately 5m above ground level facing a northern elevation where they will be sheltered from prevailing wind, rain and strong sunlight.  **Figure 2**: Pro Uk Visible build-in swift boxes- source www.nhbs.co.uk ***Recommended Management:*** The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. Bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

Appendix 1: Proposed Development Plan

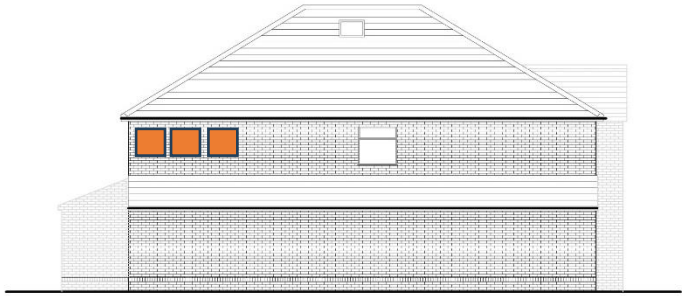


Appendix 2: Site Location Plan

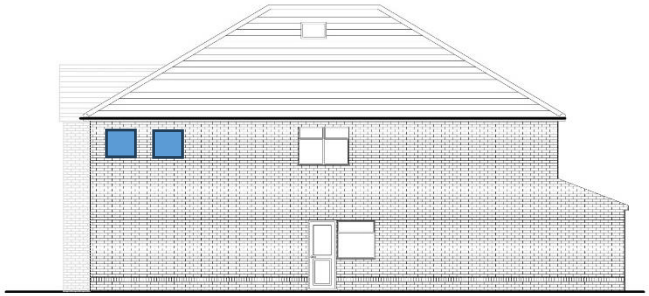
Appendix 3: New Landscaping and Species-Specific Enhancements Plan

PROPOSED REAR ELEVATION
1:100

PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

- Swift nest box
- Bat box