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ECOLOGY, FENCING, ARBORICULTURE, INVASIVE WEEDS

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PRELIMINARY ECOLOGICAL APPRAISAL
POTENTIAL ROOST ASSESSMENT
EMERGENCE SURVEY - BATS

AUGUST 2024

2 SANDY LODGE WAY, NORTHWOOD

Report for

Gavacan Homes

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Contents

1.0 Introduction 4

1.1 Background 4

1.2 Purpose of this Report 4

1.3 Site Location and Context 4

1.4 Project Overview 6

2.0 Relevant Legislation and Policy 7

2.1 Legislation 7

2.2 Planning Policies 7

3.0 Methodology 11

3.1 Desk Study 11

3.2 Site Survey 11

3.3 Potential Roost Assessment 12

3.4 Emergence Survey 13

3.5 Limitations 13

4.0 Results 14

4.1 Statutory Nature Conservation Sites 14

4.2 Non-Statutory Nature Conservation Sites 14

4.3 Off Site Priority Habitats 15

4.4 Protected Species 15

4.5 On Site Habitats 15

4.6 Potential Roost Assessment 18

4.7 Emergence Survey 21

4.8 Other Protected and Notable Species Survey 22

5.0 Evaluation and Recommendations 24

5.1 Designated Sites 24

5.2 Habitat Recommendations 24

5.3 Protected and Notable Species Recommendations 24

5.4 Biodiversity Net Gain 25

Appendix A Site Baseline Habitat Map 26

Appendix B Proposed Site Plan 27

Appendix C Full Local Records Search Species List 28

Non-Technical Summary

Three Shires Limited have undertaken a Preliminary Ecological Appraisal (PEA) and Potential Roost Assessment of the building and gardens of 2 Sandy Lodge Way, Northwood. The assessments have been undertaken to support a planning application to convert the current premises into 6 flats for residential housing on the site, which was formerly used as a residential care home. The assessment was made using current site layout plans, which show a very limited amount of change in habitat types on site, and most of the small amount of mature vegetation retained.

The PEA has determined that the majority of the site consists of the building and two large extensions, with a small garden area, which is largely paved and with ornamental planting. The value of the site in ecological terms is very limited with negligible habitat value, both alone and in terms of connectivity to the wider landscape. There is limited potential for protected species with the only recommendations in this regard (except bats, see below) being in respect of any vegetation clearance and nesting birds and provision of hedgehog pathways through fences.

The PRA found that the building has low potential for roosting bats, with a limited number of features found that are suitable for roosting bats. The building is set within a landscape of small-medium sized urban gardens with mature trees, and within 50m of an area of priority woodland habitat alongside railway lines. As such the adjacent habitat is considered to be of moderate-low value for foraging and commuting bats.

In accordance with best practice guidance, one emergence survey was undertaken, on 25 July 2024, to determine the use of the building by roosting bats. No bats were observed or detected emerging from the building.

1.0 Introduction

1.1 Background

In November 2023 Three Shires Ltd was commissioned by hgh Consulting on behalf of Gavacan Homes to carry out a Preliminary Ecological Appraisal (PEA) and a Potential Roost Assessment (PRA), including both a ground based external inspection and internal inspection of 2 Sandy Lodge Way.

A single emergence survey was undertaken on 25 July 2024.

The Site consists of a single, extensively extended, currently vacant building most recently in use as a care home for the elderly with parking to the front and small garden to the rear.

1.2 Purpose of this Report

The aim of this report is to provide an assessment of the current biodiversity value of the Site, highlight any other ecological features that have the potential to be impacted by the proposed development, and inform the design of the proposed development.

The report follows the good practice guidance and follows the principles of the mitigation hierarchy and British Standard (BS) 42020 2013.

1.3 Site Location and Context

The Site covers an area of 0.1Ha and is located at 2 Sandy Lodge Way, Northwood, Greater London. The approximate centre of the Site is British National Grid Reference TQ 09051 91780.

The Site lies between Sandy Lodge Way and Wood Ridge Way. The Metropolitan Great Central Railway between Harrow on the Hill and Rickmansworth passes within 500m to the east of the Site and has well-vegetated embankments to the north.

Maps showing the Site location and context are below, **Figure 1** and **2**.

Figure 1: Site Location

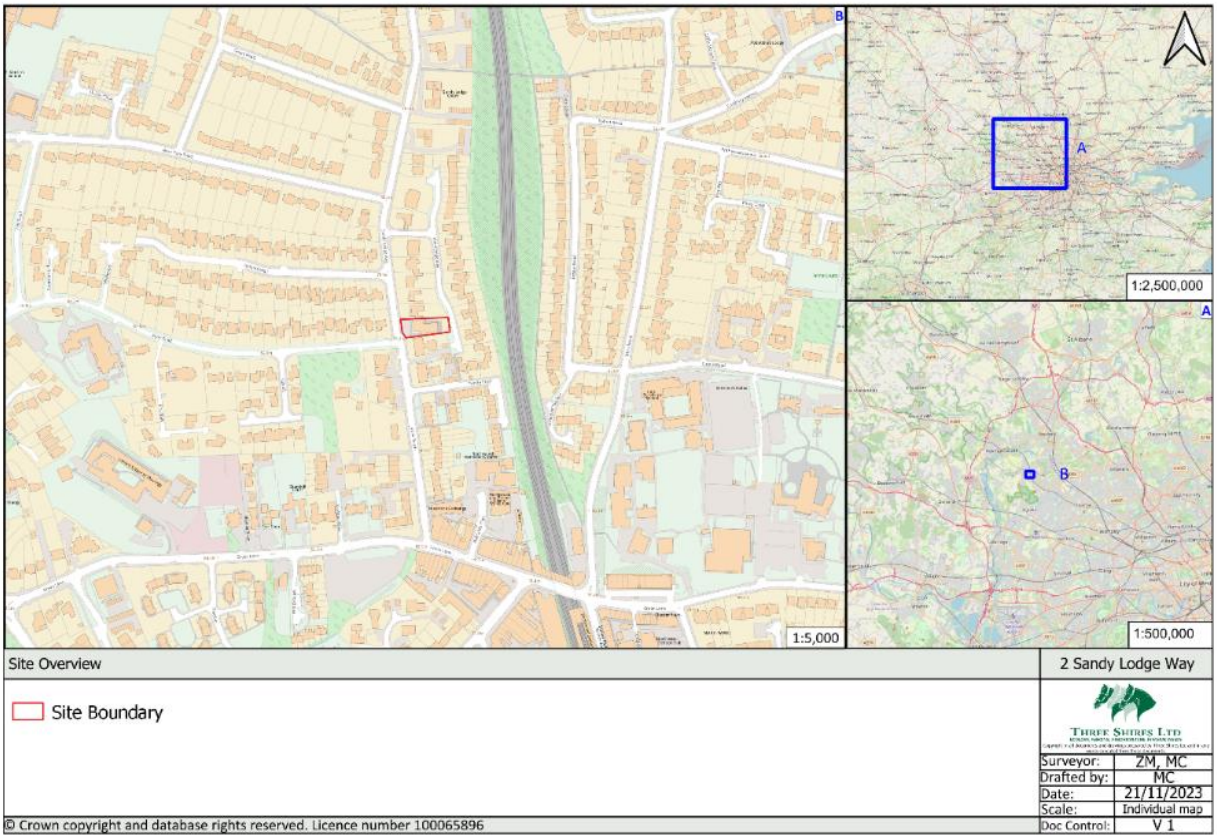


Figure 2: Site Location in the Context of Surrounding Habitats

1.4 Project Overview

The proposed development will consist of the demolition of the existing building on-site and the construction of a two and a half storey building containing six flats within the broad footprint of the existing building. The development will also include the creation of associated parking, bike storage, bin stores and garden. An A3 image of the proposed plans is available in **Appendix B**.

2.0 Relevant Legislation and Policy

2.1 Legislation

The main pieces of legislation regarding the protection of species and habitats in the UK are the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Other legislation is in force which gives protection to certain species, such as the Protection of Badgers Act 1992, specific activities, such as the Wild Mammals (Protection) Act 1996 and specific habitats, such as the Hedgerow Regulations 1997 (as amended).

Invasive non-native species are regulated via a combination of the Invasive Alien Species (Permitting and Enforcement) Order 2019 and Section 14/Schedule 9 of the 1981 Act.

Under the Natural Environment and Rural Communities (NERC) Act 2006, all public bodies are required to have due regard to the conservation of biodiversity when carrying out their function. Under this Act, habitats and species that are of principal importance for the conservation of biodiversity in England are identified and published under the provisions of Section 41 (S41).

2.2 Planning Policies

The biodiversity policies which are most relevant are the National Planning Policy Framework (NPPF)[1].

2.2.1 National Planning Policies

In terms of planning policy, at a national level, Chapter 15 of the NPPF (which relates to conserving and enhancing the natural environment) requires Local Authorities to take measures to:

- Refuse planning permission if significant harm to biodiversity results from a development that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for;
- Develop planning policies and decisions should contribute to and enhance the natural and local environment.
- Not usually permit development on land within or outside a Site of Special Scientific Interest (SSSI), and which is likely to have an adverse effect on it (either individually or in combination with other developments). The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
- Refuse planning permission for development that results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and
- Support development whose primary objective is to conserve or enhance biodiversity; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

[1] National Planning Policy Framework - GOV.UK (www.gov.uk)

2.2.2 Local Planning Policies

Local planning policy is set out within the London Borough of Hillingdon Local Plan. In relation to nature conservation, these are:

- The London Plan 2021
- Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012)
- Hillingdon Local Plan: Part 2 - Development Management Policies (Adopted January 2020)

These plans and policies have been reviewed and those considered of greatest relevance to this application are reported below.

London Plan G5 Urban Greening

A. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

B. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).

C. Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B).

London Plan G6 Biodiversity and Access to Nature

A. Sites of Importance for Nature Conservation (SINCs) should be protected.

B. Boroughs, in developing Development Plans, should:

1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks.

2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them.

3) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans.

4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context.

5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

C. Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:

1) avoid damaging the significant ecological features of the site.

2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site.

3) deliver off-site compensation of better biodiversity value.

D. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

E. Proposals which reduce deficiencies in access to nature should be considered positively.

London Plan G7 Trees and Woodlands

A. London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B. In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site.

2) identify opportunities for tree planting in strategic locations.

C. Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments. – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

Hillingdon Local Plan 1 – Strategic Policies

Policy EM7: Biodiversity and Geological Conservation

The Council will review all the Borough grade Sites of Importance for Nature Conservation (SINCs). Deletions, amendments, and new designations will be made where appropriate within the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document. These designations will be based on previous recommendations made in discussions with the Greater London Authority. Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to:

2. The protection and enhancement of all Sites of Importance for Nature Conservation. Sites with Metropolitan and Borough Grade 1 importance will be protected from any adverse impacts and loss. Borough Grade 2 and Sites of Local Importance will be protected from loss with harmful impacts mitigated through appropriate compensation.

3. The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

4. Appropriate contributions from developers to help enhance Sites of Importance for Nature Conservation in close proximity to development and to deliver/ assist in the delivery of actions within the Biodiversity Action Plan.

5. The provision of biodiversity improvements from all development, where feasible.

Hillingdon Local Plan 2 – Development Management Policies

Garden and Backland Development

4.15 In general, the Council will not accept proposals for developments on garden land but proposals for development of backland sites in other uses will be considered subject to the criteria in Policy DMH 6: Garden and Backland Development and other relevant policies.

4.16 The restrictive approach reflects the direct and indirect value of gardens which contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change, including the 'heat island' effect.

Biodiversity Protection and Enhancement

6.26 Policies EM1 and EM7 in Hillingdon's Local Plan Part 1 aim to protect the Council's strategic nature conservation sites which include SSSI's, Sites of Metropolitan or Borough Grade 1 and 2 Importance and a National Nature London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 74 Reserve at Ruislip Woods. These sites are significant in helping to protect and enhance the Borough's biodiversity value. However, it is also appropriate to understand the impact of local sites that may not carry designations, including open spaces and gardens, which help to increase the permeability of the urban environment for wildlife.

6.27 All development proposals should ensure the protection of biodiversity and aspire to include enhancement measures. The Council is particularly concerned by the loss of habitats that support non-protected species. The Council recognises the importance of all features and will seek to retain and enhance as much as possible on-site. If this is not possible then specific areas of the site will be allocated to wildlife creation accompanied by a clear management plan, and only as a last resort will the Council seek off-site compensation. If none of these can be provided then the Council will refuse the planning application.

6.28 It is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity – Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.

3.0 Methodology

3.1 Desk Study

The information from the desk study was obtained from the local records centre Greenspace Information for Greater London CIC. Additional information was obtained from MAGIC maps[2]. A full list of the local species records can be found in **Appendix C**.

The desk study extent was defined relating to the likely Zone of Influence (ZoI) of the proposed works and taking into account best practice for designated sites, priority habitats and species, and considering the likely effects arising from the proposals, both during construction and in operation.

Due to the nature of the proposals, it is considered that the Zone of Impact (ZoI) for the development would be:

- Special areas of conservation with regard to bats within 10km;
- Statutory sites within 2km;
- Non-statutory sites within 1km;
- Priority habitats within 50m;
- Protected, priority or notable species within 1km;
- Waterbodies within 500m of the Site;
- Badger setts and habitat within 50m of the Site;
- Within the Site boundary for all other species and terrestrial habitats;

3.2 Site Survey

The Site was subject to a field survey on 21 November 2023 undertaken by two suitably experienced ecologists from Three Shires Limited. This was conducted by following the extended Phase 1 Habitat Survey methodology of the Joint Nature Conservation Committee[3] but using the UKHab[4] classification system to identify and record habitats and evidence of any species presence.

The survey also included:

- a preliminary search for evidence of protected or important species or species-groups, and for habitats or features likely to support them if direct evidence is absent.
- the identification of other constraints (e.g. non-native invasive plant species) and any further opportunities for ecological enhancement.
- Potential Roost Assessment (PRA) of buildings or any tree providing bat roost potential.
- Single emergence survey to determine use of the building by roosting bats

[2] https://magic.defra.gov.uk/home.htm
[3] JNCC (2010) Handbook for Phase 1 habitat survey – a technique for environmental audit. Joint Nature Conservation Committee
[4] https://ukhab.org/

3.3 Potential Roost Assessment

The care home was subject to survey on the 21 November 2023 by two suitably trained and experienced ecologists from Three Shires Limited with a further internal inspection and review of the external features undertaken by a NE Bat Survey Level 1 licence holder in June 2024.

A Potential Roost Assessment (PRA) was conducted to identify Potential Roosting Features (PRF) for bats and consisted of an internal and external inspection.

The survey was conducted in accordance with the Bat Conservation Trust (BCT)[5] survey guidelines. All potential bat access/egress points and features with potential roosting features (e.g. cracks and crevices, cavities, roof voids) were identified and recorded, along with any evidence that may indicate the location of roosts such as staining, scratch marks, feeding remains, odours and droppings.

3.3.1 External Inspection

The external inspection included a thorough search of the building to identify all potential bat access/egress points including soffits, fascias, cavities in the brickwork and roof tiles. Any identified PRF's (e.g cracks and crevices, cavities) were recorded, along with any evidence that may indicate the location of roosts (staining, presence of feeding remains, such as insect wings and casings, scratch marks, odours and droppings). Where appropriate a torch and binoculars were used to ascertain the extent and suitability of the PRF.

3.3.2 Internal Inspection

Following the external assessment, an internal inspection of the building was undertaken. A torch was used to assist with the inspections, which included a thorough search for evidence of bats within all areas of the building, including any roof voids, crevices and cavities located.

3.3.3 Overall Building Suitability

The suitability of the buildings and structures to support roosting bats was then classified using the criteria detailed within **Table 1** below.

Table 1: Bat Roost Suitability Levels

Suitability Level	Typical Features / Evidence
Confirmed	Evidence or presence of bats within feature or on/within building/structure
High	A building/structure with one or more potential roost Sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat.
Moderate	A building/structure with one or more potential roost Sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
Low	A building/structure with one or more potential roost Sites that could be used by individual bats opportunistically. However, these potential roost Sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used

[5] Bat Surveys for Professional Ecologists, Bat Conservation Trust, 2023

Suitability Level	Typical Features / Evidence
	on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation).
Negligible	Negligible features present that are unlikely to support roosting bat species

3.4 Emergence Survey

The care home was subject to an emergence survey on the 25 July 2024, led by an NE Level 1 bat class licence holding ecologist assisted by two suitably trained and experienced ecologists from Three Shires Limited.

The survey was conducted in accordance with the Bat Conservation Trust (BCT)[6] survey guidelines. Surveyors were positioned to visually observe potential access/egress points identified during the PRA and were equipped with Batlogger M full spectrum detectors and Nightfox thermal imaging devices.

During the survey, the time, location, number, species (where possible) and direction of flight were recorded for each bat pass (discrete burst of echolocation heard, or bat activity observed) encountered during the survey. Sound files were analysed using Kaleidoscope software and identified to species level (where possible) following the call parameters outlined in Russ (2013)[7]. The survey was undertaken in suitable weather conditions (**Table 2**). The survey commenced approximately 15 minutes before sunset and finish 1.5 hrs after sunset.

Table 2: Survey Times and Weather Conditions

Date	Emergence/Re-entry	Survey Time	Weather Conditions
25/07/2024	Emergence	Start: 20:45 Sunset: 21:05 End: 22:15	Overcast with light drizzle, becoming heavier through the survey. 21° C

3.5 Limitations

The loft space of the building could only be surveyed from the hatch, with no entry to the void due to it only being partially boarded and the second-floor ceiling having collapsed in two places. Some areas of the loft space were not visible from the hatch itself and so a complete internal inspection was not possible.

The u-shape of the roof of the main building also limited the ability of surveyors to view the entire roof from the ground.

[6] Bat Surveys for Professional Ecologists, Bat Conservation Trust, 2023

4.0 Results

4.1 Statutory Nature Conservation Sites

There is one statutory site within 2km. Details are given below in **Table 2**.

Table 2: Statutory Designated Sites

Name	Designation	Reference	Area (ha)	Ecological Features or Interest	Distance from Site (km)
Ruislip Woods	SSSI/NNR	1003633	307.5	This site is an extensive example of ancient semi-natural woodland which lies in four blocks. It contains species which are scarce in Greater London such as heath spotted orchid (*Dactylorhiza maculate)* and petty whin (*Genista anglica*). It also supports a number of nationally scarce invertebrates such as the light orange underwing (*Archiearis notha*) and a range of breeding birds including all three British species of woodpecker.	1.4

Although the Site lies within the Impact Risk Zone (IRZ) for this Site of Special Scientific Interest (SSSI), the proposed works do not fall into a category which would require the LPA to consult with Natural England. Due to the small-scale nature of the proposals, distance and lack of effective connectivity with the SSSI it is considered that there will be no effect on this site as a result of the proposals.

4.2 Non-Statutory Nature Conservation Sites

A desk-based search shows that there are four SINCs, no proposed pSINCs and one RIGS/LIGS within the search area.

Table 3: Non-Statutory Designated Sites

Name	Area (ha)	Ecological Features or Interest	Distance from Site (km)
Kewferry Roughs	3.90	Kewferry Roughs are two formerly grazed meadows which have retained good habitat quality in spite of scrub encroachment. Woodland trees and scrub habitat are found across the site.	1.00
Northwood Gravel Pit	5.92	These heavily wooded gravel diggings lie on the junction of two main roads, and the pathways through the woods are heavily used by the public.	0.80
Fields and Hedgerows South of Mount Vernon Hospital	12.36	The grazing meadows to the south of the hospital contain a range of common wildflowers. The hedgerows which divide the fields are broad and dense, though somewhat fragmented. The site also includes scrub with scattered trees.	1.00

Name	Area (ha)	Ecological Features or Interest	Distance from Site (km)
Northwood Railway Cutting	3.19	This wooded railway cutting extends along the Metropolitan line northwards beyond the London boundary into Hertfordshire. Wide banks of both sides of the railway support areas of regenerating woodland, scrub and rough grassland.	0.22

4.3 Off Site Priority Habitats

The woodland lining the railway embankment is listed as priority habitat deciduous woodland. There is a row of residential properties between the Site and the railway line.

4.4 Protected Species

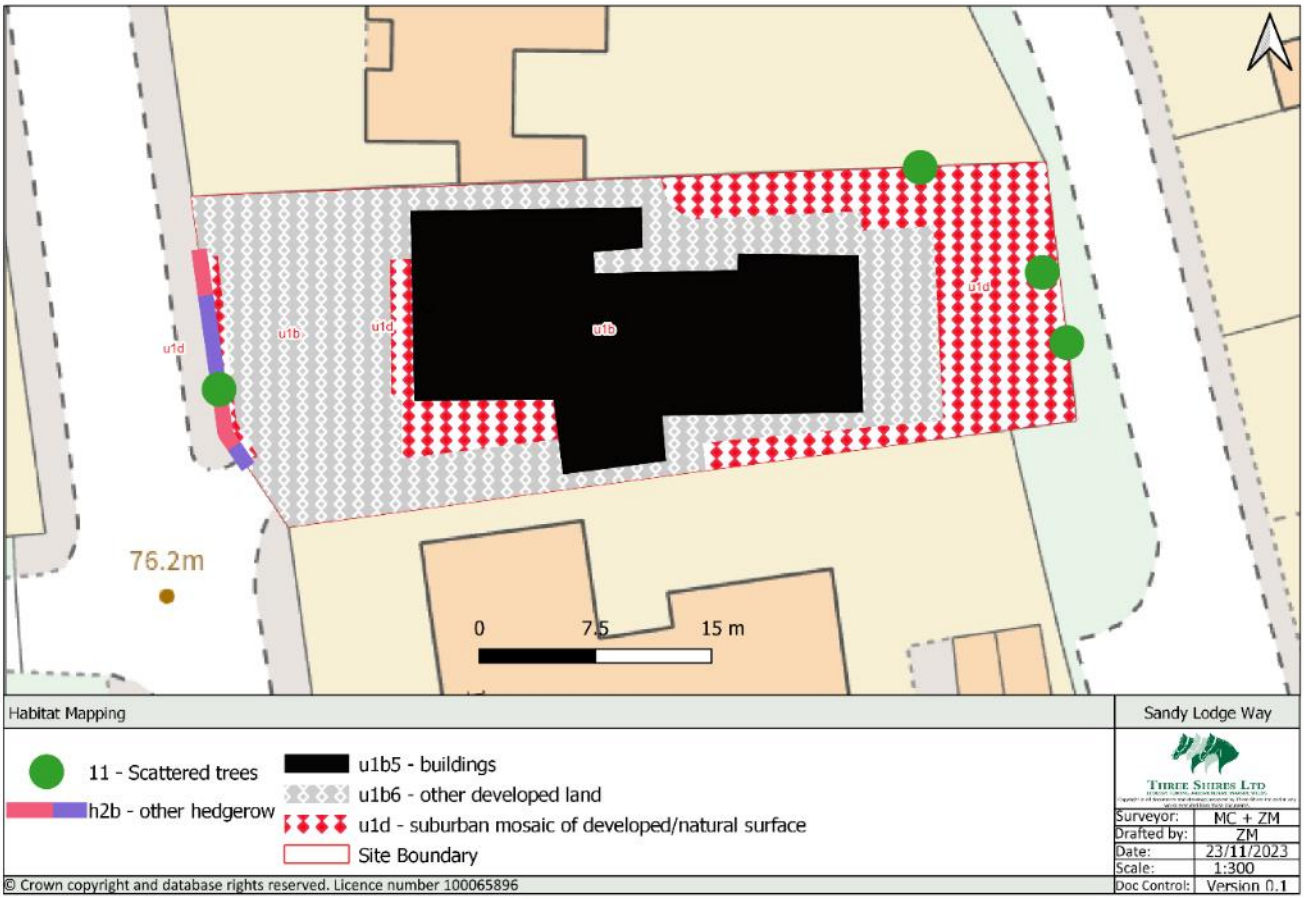
Within 1km of the Site species identified were hedgehog (*Erinaceus europaeus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*).

4.5 On Site Habitats

4.5.1 Overview

The Site was bordered by a fence along the north, east and south boundary and a non-native hedgerow along the west (roadside) boundary. The Site itself contained a large, two storey building, tarmacked driveway and pathways, individual trees, a small lawn, and ornamental plantings/flowerbeds (**Figure 3**). An A3 version of the Site map is available in **Appendix A**.

Figure 3: Site Baseline Habitat Map



4.5.2 Buildings (u1b5)

The Site contained a single building (**Photograph 1**) that was previously used as a care home. The building has two extensions, one on the southern elevation and another to the east at the rear of the property.

Photograph 1: Building present on Site with extension on the southern elevation.

4.5.3 Suburban mosaic of developed and natural surface (u1d) and other developed land (u1b6)

The land to the front of the property was a mixture of hardstanding driveway and flower beds with ornamental plants such as hydrangea (*Hydrangea sp.*) and butterfly bush (*Buddleja devidii*) (**Photograph 2**).

The sides of the property were lined with paths, a tarmacked path on the north side (**Photograph 3**) and a paved path on the south side.

The rear of the property was a mixture of paved pathways, lawn, shrubs, and ornamental plants such as hydrangea and laurel shrubs (*Laurus sp.*) (**Photograph 4**). There was also a small shed present (**Photograph 5**).

Photograph 2: Front garden and driveway.

Photograph 3: Path alongside the building.

Photograph 4: Rear Garden.

Photograph 5: Small shed.

4.5.4 Non-Native and Ornamental Hedgerow (h2b)

The western boundary of the Site that runs along Sandy Lodge Way, had a small, mature ornamental privet hedge (*Ligustrum vulgare*) with common jasmine (*Jasminum officinale*) (**Photograph 6**).

Photograph 6: Hedgerow at the front of the property.

4.5.5 Individual Trees

There were four individual trees on the Site, one in the ornamental hedgerow at the front of the property (**Photograph 7**) and three in the garden (**Photograph 8**). These included a Leyland cypress (*Leylandii sp.*) and a plum tree (*Prunus sp.*), possibly cherry plum (*Prunus cerasifera*).

Photograph 7: Small tree at the front of the property

Photograph 8: Tree present in the rear garden.

4.6 Potential Roost Assessment

4.6.1 Local Records

Table 4 below shows a summary of results for bat species returned in the local records search.

Table 4: Local Records Search Results for Bats

Taxon Name	Common Name	Total number of occurrences	Distance (m) of nearest record	Date of nearest record	Distance (m) of most recent record	Date of most recent record
Pipistrellus	Pipistrelle Bat species	1	950	24/06/2021	950	24/06/2021
Pipistrellus pipistrellus	Common Pipistrelle	3	950	01/01/2020	950	01/01/2020
Pipistrellus pygmaeus	Soprano Pipistrelle	1	1012	01/01/2020	1012	01/01/2020
Plecotus auritus	Brown Long-eared Bat	1	1012	11/03/2021	1012	11/03/2021

4.6.2 Landscape Context

The Site lies in the centre of Northwood in the London Borough of Hillingdon. The surrounding landscape is predominantly developed land containing residential properties and smaller gardens with some mature trees. Just to the east of the Site lies the Metropolitan Great Central Railway with well-vegetated embankments, providing a potential linear feature for commuting bats, that extends to the north.

4.6.3 External Inspection

The Site is occupied by a 12m by 12m, double-fronted, two-storey, vacant former care home. The care home is finished in white render with a tiled, hipped roof, with a flat roofed middle section. At the rear is a 17m deep, single-storey, flat-roofed extension that wraps around the southern aspect of the building with a secondary entrance.

The external inspection was carried out from the ground with the exception of the rear of the main building where access to the flat roof of the single storey extension was gained via an emergency exit staircase.

Main Building

On inspection the roof of the care home is in good condition with four visible potential roost features (PRFs) all on the rear section of the roof.

The main building of the care home is rendered, with this being intact and, as such, any gaps in the brickwork are sealed.

The front (eastern) aspect consisted of a doorway and 5 large single glazed windows.

The rear (western) elevation of the main building of the care home consists of one ground floor window, most of the rear ground floor opens into the single storey extension. The second storey consists of three windows and one emergency exit door.

The southern side elevation of the main building consists of two first floor and two ground floor windows.

The northern side elevation of the main building consists of three ground floor windows, one first floor window and a ground floor door.

All doors and windows were inspected where possible and no PRFs were found.

Photograph 9: Front elevation of the main building.

Photograph 10: Rear elevation of the main building.

Photograph 11: Slipped tile on rear of the main building.

Photograph 12: Rear elevation of the main building.

Single Storey Extension

The extension was built relatively recently and as such the brick work is in good condition with no gaps identified. The roof was flat and covered with a bitumen felt.

The southern side aspect of the extension consists of three windows.

The northern side aspect of the extension consists of six windows.

The (western) rear aspect of three windows and a door.

The (eastern) front aspect of the extension consists of a door and a single window.

All windows and doors were inspected and no potential PRFs were found.

Photograph 13: Small gap under the boarding around the top of the extension.

Photograph 14: Front aspect of the extension.

4.6.4 Internal Inspection

The roof void was accessed via a roof hatch in one of the first-floor rooms. The roof void was only partially boarded, and areas of the ceiling had collapsed, which meant an assessment was only possible from the boarding immediately at the top of the ladder.

Wooden sarking boarding was observed to lie under the roof tiles. Two points of external light were identified upon entering the roof void.

One was narrow gap around some pipes that upon closer inspection was shown to have significant amounts of cobwebs present and therefore unlikely to be in recent and regular use. The second was a large hole where the ceiling had collapsed into another first floor room, into which no external access points were identified.

There were no obvious feeding remains, droppings, scratch marks, odours, or other evidence present in the loft space to suggest use by bats.

Photograph 15: Hole in ceiling into roof void.

Photograph 16: Small gap around pipe.

4.6.5 Summary of PRA

The results of the PRA are summarised in **Table 5** below.

Table 5: Summary of PRFs identified in the PRA

Summary of the PRA results	Evidence of Bats Noted During Building Assessment?	Potential to Support Roosting Bats
The exterior of the building was in good condition with few PRFs suitable for bats. **To the rear of the property three slipped and one lifted tile were noted.** **One small gap in the boarding around the top of the extension.** **Roof void present but no evidence of use by bats was found. Two entry points were identified. One into an internal room where the ceiling has collapsed with no external exits and a small gap around a pipe that has no evidence of recent use (full of cobwebs).**	No evidence of bats recorded during assessment of the care home.	Low

4.7 Emergence Survey

No bats were observed or recorded emerging from any potential roost access points during the survey.

A single pipistrelle (*Pipistrellus sp*) bat was recorded flying over the site at 21:20 by all 3 surveyors. Further brief foraging and commuting activity by pipistrelle sp was recorded by the surveyor on the southern boundary of the site.

A single faint barbastelle call was recorded at the very end of the survey, at the front survey point, but this was a passing bat.

No other bat activity was recorded or observed during the survey.

4.8 Other Protected and Notable Species Survey

4.8.1 Badger

Local records returned no results for badgers (*Meles meles*) within 1km.

No evidence of badgers using the Site was recorded during the survey and the boundary fencing would suggest low potential that the Site could be used in future for foraging or commuting.

Therefore, badgers will be regarded as absent from the Site and not considered further in this report.

4.8.2 Birds

The evergreen trees and hedges on-site provide significant potential for nesting birds. However, the proposed development plans will not remove any trees or hedges.

Therefore, works are unlikely to significantly impact nesting birds.

4.8.3 Dormouse

Local records returned no results for dormice (*Muscardinus avellanarius*) within 1km.

The Greater London area is considered to have limited suitability for dormice, and no suitable habitat was identified on-site.

Therefore, dormice will be regarded as absent from the Site and not considered further in this report.

4.8.4 Great Crested Newt and Widespread Amphibians

Local records returned no results for great crested newt (*Triturus cristatus*) within 1km. Two records of common frog (*Rana temporaria*) were returned, the closest being 672m from the Site. No other records of widespread amphibians were returned.

There are no ponds located within 500m of the Site. No habitat was identified on-site as suitable for amphibians and the Site offers little potential connectivity.

Therefore, amphibians will be regarded as absent from the Site and not considered further in this report.

4.8.5 Reptiles

Local records returned no results for reptiles within 1km.

No habitat was identified on-site as suitable for reptiles and the Site offers little potential connectivity.

Therefore, reptiles will be regarded as absent from the Site and not considered further in this report.

4.8.6 Other Mammals

Local records returned five results for hedgehog (*Erinaceus europaeus*) the closest being 162m.

The on-site habitat was considered to be of limited value for hedgehog. Although, with their mobile nature it is possible the Site is used by hedgehog.

4.8.7 Invasive Non-Native Species

A few individuals of butterfly bush were identified on-site in the paved area to the south of the main building and in front of the eastern aspect of the extension. Although this species is not a listed and therefore regulated Invasive Non Native Species, it is a species which is listed in the London Invasive Species Initiative as of concern.

No other invasive non-native species (INNS) were identified.

5.0 Evaluation and Recommendations

5.1 Designated Sites

Impacts on the SSSI are considered unlikely to occur due to the nature of the proposed works and distance from the designated site, with barriers to connectivity in the form of roads, and no hydrological connectivity.

There is a row of residential properties between the Site and the railway line where the priority habitat deciduous woodland is located. Therefore, it is unlikely that the development will have any impacts on the priority habitat due to a lack of connectivity.

5.2 Habitat Recommendations

The habitats identified on-site are considered to be an urban mosaic and most of the plants are non-native ornamental species of limited value to biodiversity.

Current site design shows that no trees or hedges will be removed, and additional trees will be planted, likely improving the Site's biodiversity. Ideally, a selection of native trees and shrubs should be planted to provide greater biodiversity value.

5.3 Protected and Notable Species Recommendations

5.3.1 Bats

Following the PRA the building on site was considered to be of low potential for roosting bats.

The immediately surrounding habitat provides moderate suitability for commuting and foraging, with this being small urban gardens with some larger trees lying 50m from a large area of woodland with greater wider connectivity. This coupled with the local records search showing multiple records for pipistrelle species within 1km of the site as well as one record of brown long-eared bat, suggests that the Site holds potential for roosting bats.

Following the completion of the emergence survey, the building was determined to be of negligible potential for roosting bats. Bats are therefore not considered to be a constraint to development and no further surveys are required.

5.3.2 Birds

If any dense vegetation is to be removed or cut back, works should ideally be carried out outside of nesting bird season, which is recognised as March to end of August. Works undertaken during these months will need to be supervised by a suitably experienced ecologist.

5.3.3 Other Mammals

The overall land use change on the Site will be minimal therefore the overall impact on hedgehogs will be limited post-development. It is recommended that provision for hedgehog pathways be made in the Site design to allow hedgehogs movement through and across the Site.

5.3.4 Invasive Non-Native Species

Although not legally classed as INNS under Schedule 9[8], butterfly bush is considered a Category 3 species under the London Invasive Species Initiative (LISI). This is a species of high impact or concern which are widespread in London and require concerted, co-ordinated, and extensive action to control/eradicate.

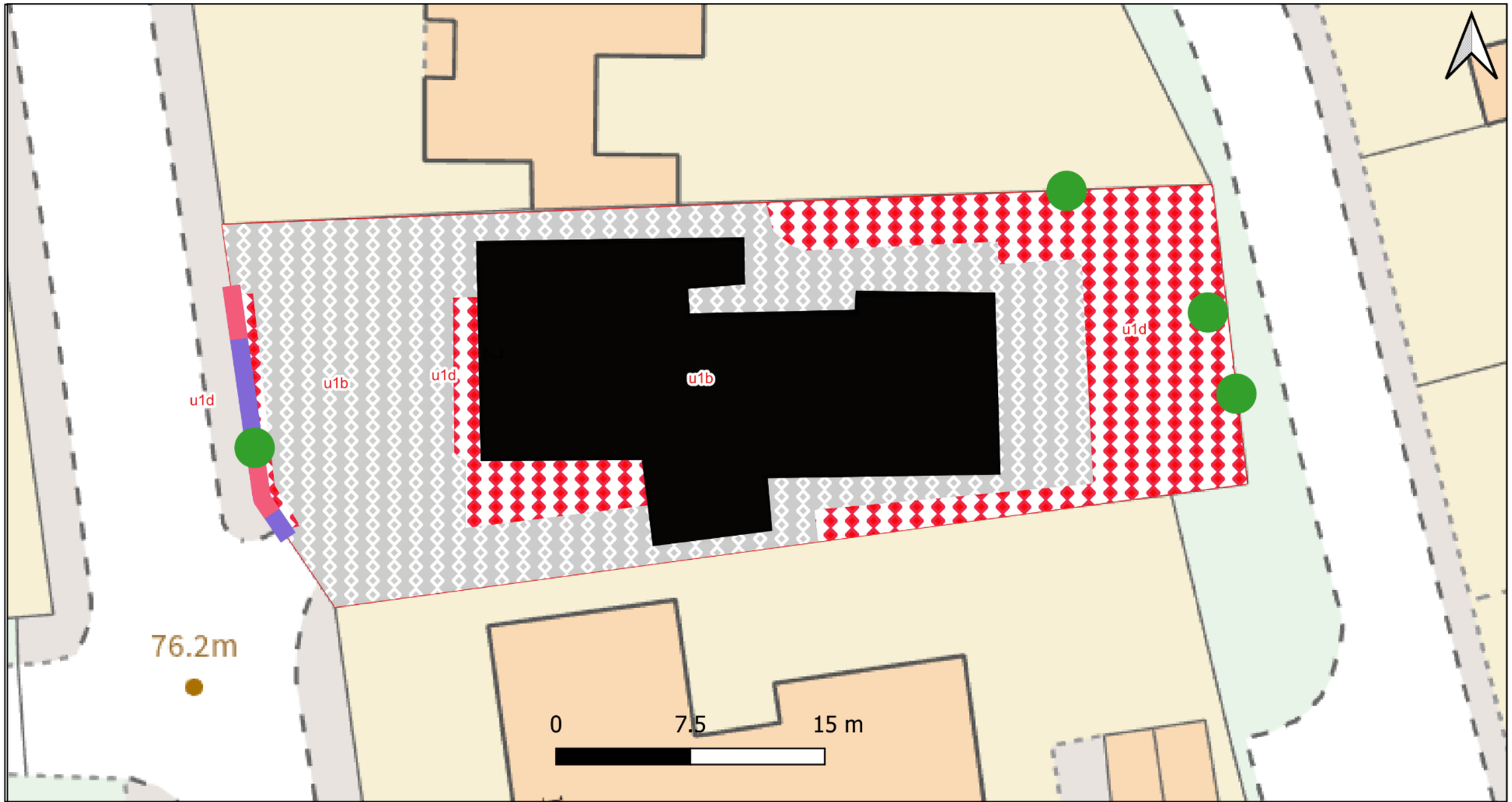
Therefore, it is recommended that these individuals are removed and disposed of before works begin.

5.4 Biodiversity Net Gain

Although not subject to formal assessment and metric calculations in this report it is considered that the site fulfils the criteria to meet the Small Sites Exemption and BNG assessment will not be required for this proposal.

[8] Schedule 9, Wildlife and Countryside Act 1981

Appendix A Site Baseline Habitat Map



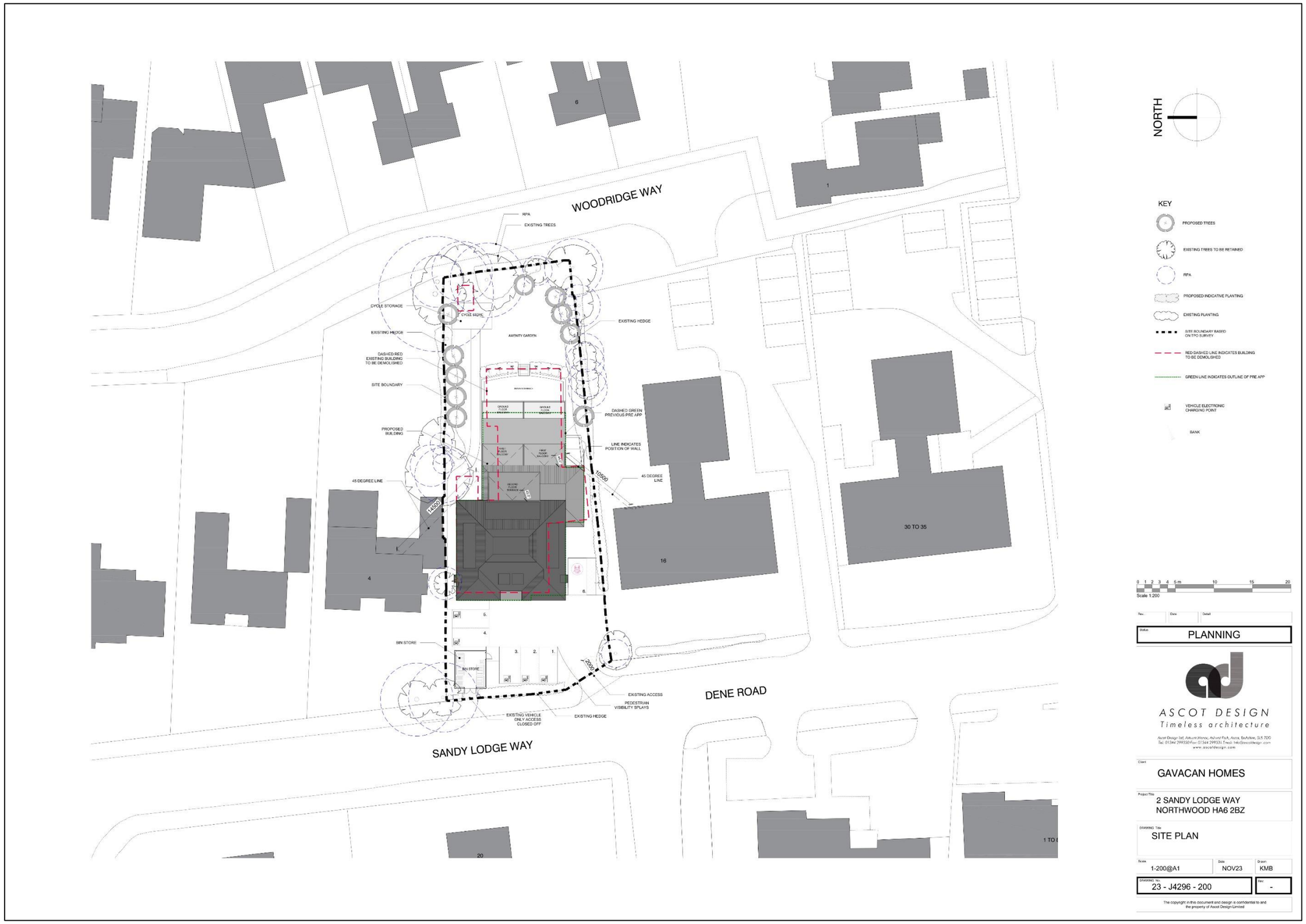
Habitat Mapping	Sandy Lodge Way

11 - Scattered trees
h2b - other hedgerow
u1b5 - buildings
u1b6 - other developed land
u1d - suburban mosaic of developed/natural surface
Site Boundary

THREE SHIRES LTD
ECOLOGY, FENCING, ARBORICULTURE, INVASIVE WEEDS

Surveyor:	MC + ZM
Drafted by:	ZM
Date:	23/11/2023
Scale:	1:300
Doc Control:	Version 0.1

Appendix B Proposed Site Plan



Appendix C Full Local Records Search Species List

Taxon Group	Taxon Name	Common Name	Designation	Total number of occurrences	No. of breeding occurrences	Maximum occurrence	Distance (m) of nearest record	Bearing of nearest record	Date of nearest record	Distance (m) of most recent record	Bearing of most recent record	Date of most recent record
Amphibians	*Rana temporaria*	Common Frog	HSD5 LPS	2		4	672	NE	1999	672	NE	1999
Birds	*Apus apus*	Swift	LPS Bird-Red	8		4	824	S	1986	984	S	27/05/2019
Birds	*Cuculus canorus*	Cuckoo	NERC Act Section 41 LPS Local Spp of Cons Conc Bird-Red	1		1	363	SE	05/06/2012	363	SE	05/06/2012
Birds	*Egretta garzetta*	Little Egret	Birds Dir Anx 1	1		P	363	SE	21/12/2014	363	SE	21/12/2014
Birds	*Loxia curvirostra*	Crossbill	W&CA Sch1 Part 1	1		1	363	SE	24/08/2012	363	SE	24/08/2012
Birds	*Milvus milvus*	Red Kite	Birds Dir Anx 1 W&CA Sch1 Part 1	2		2	363	SE	28/03/2014	363	SE	28/03/2014
Birds	*Motacilla cinerea*	Grey Wagtail	Local Spp of Cons Conc	1		2	516	SE	18/06/1996	516	SE	18/06/1996
Birds	*Muscicapa striata*	Spotted Flycatcher	NERC Act Section 41 LPS Local Spp of Cons Conc Bird-Red	5		P	824	S	1990	824	S	1990
Birds	*Passer domesticus*	House Sparrow	NERC Act Section 41 LPS Local Spp of Cons Conc Bird-Red	20		14	143	SW	2002	143	SW	2002
Birds	*Phoenicurus ochruros*	Black Redstart	W&CA Sch1 Part 1 LPS Local Spp of Cons Conc	1		P	363	SE	03/11/2013	363	SE	03/11/2013
Birds	*Regulus ignicapilla*	Firecrest	W&CA Sch1 Part 1	1		P	600	W	30/03/2019	600	W	30/03/2019
Birds	*Strix aluco*	Tawny Owl	LPS	3		1	363	SE	26/05/2019	363	SE	26/05/2019
Birds	*Sturnus vulgaris*	Starling	LPS Local Spp of Cons Conc Bird-Red	1		P	824	S	1996	824	S	1996
Birds	*Turdus pilaris*	Fieldfare	W&CA Sch1 Part 1 Bird-Red	2		1	363	SE	04/01/2014	363	SE	04/01/2014
Birds	*Turdus viscivorus*	Mistle Thrush	LPS Local Spp of Cons Conc Bird-Red	1		1	363	SE	05/04/2012	363	SE	05/04/2012
Mammals - Terrestrial (excl. bats)	*Erinaceus europaeus*	West European Hedgehog	NERC Act Section 41 LPS Local Spp of Cons Conc RedList_GB-VU	5		P	162	N	1999	677	SE	24/07/2021

Taxon Group	Taxon Name	Common Name	Designation	Total number of occurrences	No. of breeding occurrences	Maximum occurrence	Distance (m) of nearest record	Bearing of nearest record	Date of nearest record	Distance (m) of most recent record	Bearing of most recent record	Date of most recent record
Mammals - Terrestrial (bats)	*Pipistrellus*	Pipistrelle Bat species	Hab&Spp Dir Anx 4 Cons Regs 2010 Sch2 W&CA Sch5 Sec 9.4b W&CA Sch5 Sec 9.4c NERC Act Section 41 Local Spp of Cons Conc RedList_GB-Lr(NT)	1		1	950	NE	24/06/2021	950	NE	24/06/2021
Mammals - Terrestrial (bats)	*Pipistrellus pipistrellus*	Common Pipistrelle	Hab&Spp Dir Anx 4 Cons Regs 2010 Sch2 W&CA Sch5 Sec 9.4b W&CA Sch5 Sec 9.4c Local Spp of Cons Conc	3		P	950	NE	01/01/2020	950	NE	01/01/2020
Mammals - Terrestrial (bats)	*Pipistrellus pygmaeus*	Soprano Pipistrelle	Hab&Spp Dir Anx 4 Cons Regs 2010 Sch2 W&CA Sch5 Sec 9.4b W&CA Sch5 Sec 9.4c NERC Act Section 41 LPS Local Spp of Cons Conc	1		P	1012	NE	01/01/2020	1012	NE	01/01/2020
Mammals - Terrestrial (bats)	*Plecotus auritus*	Brown Long-eared Bat	Hab&Spp Dir Anx 4 Cons Regs 2010 Sch2 W&CA Sch5 Sec 9.4b W&CA Sch5 Sec 9.4c NERC Act Section 41 LPS Local Spp of Cons Conc	1		1	1012	NE	11/03/2021	1012	NE	11/03/2021
Higher Plants - Flowering Plants	*Mespilus germanica*	Medlar	Local Spp of Cons Conc Nationally Scarce	2		P	259	S	01/01/2020	259	S	01/01/2020
Higher Plants - Flowering Plants	*Ranunculus arvensis*	Corn Buttercup	NERC Act Section 41 LPS Local Spp of Cons Conc RedList_GB-CR	1		P	797	E	1952	797	E	1952
Higher Plants - Flowering Plants	*Viola tricolor*	Wild Pansy	Local Spp of Cons Conc RedList_GB-Lr(NT)	1		P	529	NW	13/08/2004	529	NW	13/08/2004
Invertebrates - Beetles	*Lucanus cervus*	Stag Beetle	Hab&Spp Dir Anx 2 NERC Act Section 41 LPS	1		P	256	S	13/06/2021	256	S	13/06/2021
Invertebrates - Butterflies	*Coenonympha pamphilus*	Small Heath	NERC Act Section 41 LPS Local Spp of Cons Conc RedList_GB-Lr(NT)	2		1	766	S	1982	950	W	29/08/2017
Invertebrates - Butterflies	*Lasiommata megera*	Wall	NERC Act Section 41 LPS Local Spp of Cons Conc RedList_GB-Lr(NT)	1		P	766	S	1982	766	S	1982
Invertebrates - Butterflies	*Lycaena phlaeas*	Small Copper	LPS	6		2	766	S	1982	937	S	11/08/2021

Taxon Group	Taxon Name	Common Name	Designation	Total number of occurrences	No. of breeding occurrences	Maximum occurrence	Distance (m) of nearest record	Bearing of nearest record	Date of nearest record	Distance (m) of most recent record	Bearing of most recent record	Date of most recent record
Invertebrates - Butterflies	*Ochlodes sylvanus*	Large Skipper	LPS	3		2	600	W	26/06/2020	600	W	26/06/2020
Invertebrates - Butterflies	*Thymelicus lineola*	Essex Skipper	LPS	2		1	262	N	22/07/2020	262	N	22/07/2020
Invertebrates - Butterflies	*Thymelicus sylvestris*	Small Skipper	LPS	1		P	766	S	1982	766	S	1982
Invertebrates - Moths	*Acronicta rumicis*	Knot Grass	NERC Act Section 41	1		1	600	W	16/05/2022	600	W	16/05/2022
Invertebrates - Moths	*Atethmia centrago*	Centre-barred Sallow	NERC Act Section 41	2		5	600	W	06/09/2021	600	W	06/09/2021
Invertebrates - Moths	*Cirrhia icteritia*	Sallow	NERC Act Section 41 LPS Local Spp of Cons Conc	1		P	600	W	27/09/2019	600	W	27/09/2019
Invertebrates - Moths	*Ennomos erosaria*	September Thorn	NERC Act Section 41 LPS Local Spp of Cons Conc	1		2	600	W	21/07/2021	600	W	21/07/2021
Invertebrates - Moths	*Ennomos fuscantaria*	Dusky Thorn	NERC Act Section 41	3		3	600	W	06/09/2021	600	W	06/09/2021
Invertebrates - Moths	*Euplagia quadripunctaria*	Jersey Tiger	Hab&Spp Dir Anx 2	1		P	600	W	07/08/2018	600	W	07/08/2018
Invertebrates - Moths	*Hoplodrina blanda*	Rustic	NERC Act Section 41	2		2	600	W	16/06/2020	600	W	16/06/2020
Invertebrates - Moths	*Lycia hirtaria*	Brindled Beauty	NERC Act Section 41	2		1	600	W	24/04/2020	600	W	24/04/2020
Invertebrates - Moths	*Tholera decimalis*	Feathered Gothic	NERC Act Section 41	2		1	600	W	06/09/2021	600	W	06/09/2021
Invertebrates - Moths	*Watsonalla binaria*	Oak Hook-tip	NERC Act Section 41	1		4	600	W	06/09/2021	600	W	06/09/2021