Ecological Protection and Enhancement Scheme – Condition 15

Land at Allport House, Cowley Business Park, UB8 2AD

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 E info@ecologypartnership.com W ecologypartnership.com

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the surveys only.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

1.1 The Ecology Partnership was commissioned to review previous reports and planning documents for the production of an ecological protection and ecological enhancement plan as required by condition 15. The development is located within Cowly Business Park (TQ05268255). The location is shown in figure 1 below.

Figure 1: Approximate location of the red line boundary

1.2 The site is subject to an extant permission (46104/APP/2020/789). The permission is subject to a number of conditions of which condition 15 is pertinent to ecology. This report addresses condition 15 which states that:

"15. Ecological Protection and Enhancement Scheme

Prior to the occupation, an ecological protection and enhancement strategy shall be agreed in writing with the Local Planning Authority. The strategy shall identify the measures necessary to

protect the current wildlife on site, through trapping and translocation, and/or through the use of artificial refugia to move wildlife away from the construction areas. The strategy shall also include full details of the enhancement measures that will be incorporated into the development to provide features of wildlife value; these measures shall include a new water feature (i.e. pond), bat and bird boxes and areas within the landscape dedicated to protecting and enhancing opportunities for wildlife (this area should be of a sufficient size commensurate with areas lost to the development).

The development must proceed in accordance with the approved strategy and thereafter retained as such.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020). and London Plan (2016) Policy 7.19.

1.3 The proposals involve the extension to the roof of the existing building to create nine additional residential units (split level flats) on the consent 28 unit scheme. The application also includes associated refuse/recycling and cycles stores, and external alterations to the appearance of the building.

1.4 The aim of this report is to provide a detailed overview of the protection and enhancement recommendations made for this site in terms of ecology.

2.0 Site Review

2.1 Allport House lies approximately two miles South of Uxbridge town centre and is accessed via Cowley Road. It lies a short distance inside the M25 and is flanked by Fray's River and Cowley Road to the east and the Grand Union Canal to the West. With the exception of Allport House the other remaining office buildings are all 3 storeys high.

2.2 Cowley Road runs from Uxbridge in the North to Cowley in the South. It is a largely residential street environment with some retail. Brunel University Halls of Residence lie to the east of Cowley Business Park, accessed from the opposite side of Cowley Road.

2.3 Mature trees and shrubs along the Eastern boundary of the business park form part of an 'Area Forming Links in Green Chain' and 'Nature Conservation Sites of Metropolitan or Borough Grade I Importance'. The Grand Canal running North-South to the West of Teal House is also a 'Nature Conservation Site of Metropolitan Importance'. Allport House is located outside of these designated areas.

2.4 The site was assessed on the 24th May 2021 by Alexia Tamblyn. The habitats present at Allport House are dominated by buildings and hardstanding (car parking) areas. Small sections of ornamental planting and a small section of river edge habitat was present.

2.5 Along the river (the western section of the site) a number of semi mature trees are present including willow (*Salix sp*), sycamore (*Acer pseudoplatanus*), dogwood (*Cornus sanguinea*), elder (*Sambucus nigra*) and bay (*Laurus nobilis*). The river, Frays River, flows from north to south along the western edge.

2.6 Along the southern aspect, mature trees are located outside but adjacent to the redline boundary. Species present include ash (*Fraxinus excelsior*), oak (*Quercus sp*), sycamore, lime (*Tilia sp*) and yew (*Taxus baccata*).

2.7 A number of immature silver birch (*Betula pendula*) are located on the northern edge of the building, along the access road.

2.8 A small section of ornamental planting is present at the entrance of the building on the eastern side of the site. Species present included hawthorn (*Crataegus monogyna*), yew, elephant ears (*Bergenia crassifolia*), honeysuckle (*Lonicera periclymenum*), bramble (*Rubus fruticosus*), dogwood (*Cornus sanguinea*), bush vetch (*Vicia sepium*), doves foot cranesbill (*Geranium molle*), ragwort (*Senecio jacobaea*), and a number of ornamentals.

3.0 Roles and Responsibilities

Ecologists

3.1 The Ecology Partnership will be on site when appropriate to monitor work so that no wildlife comes to harm and also to provide advice to site workers about best practices. The Ecology Partnership's duties include, but are not limited to:

- Monitoring site works;
- Providing status reports and updates as necessary;
- Providing advice and liaising with workers on site as necessary;
- Identifying environmental risks and developing appropriate environmental controls;
- Delivering environmental training for site personnel and sub-contractors;
- Liaising with client.

3.2 If an occasion arises which requires advice about a wildlife issue, then The Ecology Partnership's office can be contacted on **01372 364 133.**

Site Workers

3.3 It is expected that all site workers will act responsibly whilst on the development site. All site workers will be briefed on ecological issues with regards to fence lines.

3.4 All site workers are expected to:

- Dispose of litter in the litter bins provided;
- Report fence damage immediately;
- Report any protected species found within the construction work areas.

3.5 Under NO circumstances must site workers:

- Dump material in uncleared areas and 'tree protection zones';
- Move or damage fences;
- Enter fenced off areas ('tree protection zones');
- Have fires or store materials in areas not previously agreed;
- Handle or catch animals (unless the animal is in immediate danger).

3.6 If any site worker is unsure of any of the above points, then they must refer to the site manager.

4.0 Construction Management

Vegetation Removal

4.1 Any clearance of hedgerows, trees or scrub will need to take place outside nesting bird season or once a nesting check has been completed by a suitably qualified ecologist. It is not expected that any significant areas of vegetation are to be removed, with trees around the edges of the site being retained.

Tree Protection Fencing

4.2 Before any construction works can take place all trees along the edges of the site are to be protected with Heras fencing, or similar, following arboriculturalists advice.

4.3 This protective fencing also provides protetion for the on site habitats which are to be retained and limited to the edges around the mature trees.

4.4 These buffer zones and areas are to fenced off with Herras fencing. Signs will be erected along the length of the fence line informing construction workers of these protection zones and that they must not be entered at any time (see Appendix 1). There should be no storage of materials in these areas and the fence line should not be moved once erected unless for habitat enhancement work.

4.5 The protection zones will be maintained throughout the construction period. The biodiversity protections zones will not be used by heavy plant or for storage of materials during construction. No fires should be lit within or within close proximity of these areas and no chemicals shall be used within the protection areas.

5.0 Enhancements

Bat Roost Provision

5.1 New roosting opportunities will be provided by hanging bat boxes along the river boundary on the mature trees. Four bat boxes will be erected. It is recommended that two CJ Wildlife Large Mult Chamber WoodStone Bat Box (suitable for common pipistrelle and

brown long-eared bats) and two Vivara Pro Low Profile WoodStone Bat Boxes should be erected on mature trees around the site.

Figure 2: CJ Wildlife Multi Chamber left, Vivara Pro Low Profile right

5.2 Bat boxes for external walls are to be established. A total of two boxes, recommended Woodstone bat Box Vivara Pro (or similar) should be used, see figure 3. The internal compartment of these bat boxes are designed for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle and myotis species which may be present foraging along the river corridor. The box is made from WoodStone - a robust material composed of concrete and wood fibres, which has excellent insulating properties and provides protection from predators. This box should be installated directly under a roof edge or gutter at least 3m in height.

5.3 Two of these boxes will be estblaished on the southern aspect of the building, under the roof edge / gutter.

Figure 3: Vivara Pro Woodstone bat box

Bird Boxes

5.5 New opportunities for nesting birds should be provided on site through the installation of bird boxes. These can be hung on retained trees and within hedgerows around the site. A wide range of boxes are available to cater for different species and can include:

- Vivara Pro Seville 32mm WoodStone Nest Box or similar – This box is used by a wide variety of small birds including robins, blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers (Figure 4). It gives added nest protection from predators such as cats, woodpeckers and magpies. Two of these will be installed on mature trees on site.
- Schwegler 1B Bird Box or similar – This general-purpose box is suitable for many species (Figure 4). There are three different hole size options which cater for different species. Two of these will be installed on mature trees on site.

Figure 4: Vivara Pro Seville 32mm WoodStone Nest Box (left) and Schwegler 1B Bird Box (right)

Log Piles

5.6 Two log piles will be created on site to provide refugia for reptiles, amphibians, small mammals and invertebrates (Figure 5). They will be placed within the existing hedgerow / tree line on the southern section of the site so that there is cover immediately adjacent. Such piles should contain a mixture of log sizes and shapes with some small-diameter material to create a diverse structure.

Figure 5: Log piles can be created within the edges of the site or in the retained habitats on site

Invertebrates

5.7 A bee post should be incorporated into the edges of the site. This is a free standing structure made from concrete, and can be used in landscape designs. These should be positioned to face south and in direct sunlight and are aimed at supporting solitary bees. This can be positioned within the ornamental planting beds located on the eastern aspect of the site, where boulders and sculptural plants and planted. .

Figure 6: A bee post

6.0 Planting Scheme

6.1 The planting scheme to compensate for the loss of some of the species poor semi improved grassland habitats on site as well as provide opportunities for a range of species including dormice, reptiles, bats, birds and invertebrates, are shown below.

River Corridor – Fray's River

6.2 Newly formed areas of amenity grassland, such as those along the river will be supplemented by integrating a variety of native plant species.

6.3 Wildflower seed mixes should be bought from native species stockists and seeded within this area. These amenity grassland features should support species which will respond to mowing. Species present within the turf will include, but not limited to;

- Lady's bedstraw (*Galium verum*);
- Daisy (*Bellis perennis*);
- Birdsfoot trefoil (*Lotus corniculatus*);
- Betony (*Stachys officinalis*);
- Common Knapweed (*Centaurea nigra*);
- Common sorrel (*Rumex acetosa*);
- Black medick (*Medicago lupulina*);
- Meadow buttercup (*Ranunculus acris*);
- Slender creeping red fescue (*Festuca rubra agg*);

- Chewing's fescue (*Festuca rubra ssp commutata*);
- Sheep's fescue (*Festuca ovina agg*);
- Common meadow grass (*Poa annua*).

6.4 Native shrub planting, in small pcokets along the river will also be planted wayfaring tree (*Viburnum lantana*), sweet briar (*Rosa rubigniosa*), wild privet (*Ligustrum vulgare*), spindle (*Euonymus europaeus*), dogwood (*Cornus sanguinea*) and strawberry tree (*Arbutus unedo*).

Ornamental Planting

6.5 The ornamental planting beds will be retained as part of the scheme, with further species planted within the scheme. These will be planted with species of value to wildlife. Shrubs species which are to be included;

- Box (e.g. dwarf sweet box *Sarococca hookeriana*);
- Bilberry (*Vaccinium myrtillus*);
- Wayfaring tree (*Viburnum lantana*);
- Sweet briar (*Rosa rubigniosa*);
- Wild privet (*Ligustrum vulgare*);
- Buckthorn (*Rhamnus calthartica*);
- Yew (*Taxus baccata*);
- Various hebes;
- Various herbs such as lavender, thyme, mint.

6.11 Herb planting will also be incorporated into the garden within planters or flower beds. Species should include those which provide nectar opportunities for invertebrates as well as an aesthetic appeal such as

- Lavender
- Jasmine
- Chamomile
- Fennel
- Oregano
- Thyme
- Mint

7.0 Monitoring

7.1 It is the responsibility of the site manager to ensure that the site is compliant with the above mitigation and enhancement measures. The site manager may appoint a specialist ecological clerk of works or similar role to ensure the recommendations and meaures set out in this report are complied with at all times during construction.

7.2 Ecological specialists should be contacted immediately if evidence of protected species is identified on site.

7.3 There is no post-construction monitoring, beyond implementation of the conditions.

Appendix 1: Signage Examples

WILDLIFE PROTECTION ZONE

PROTECTIVE FENCING MUST NOT BE MOVED

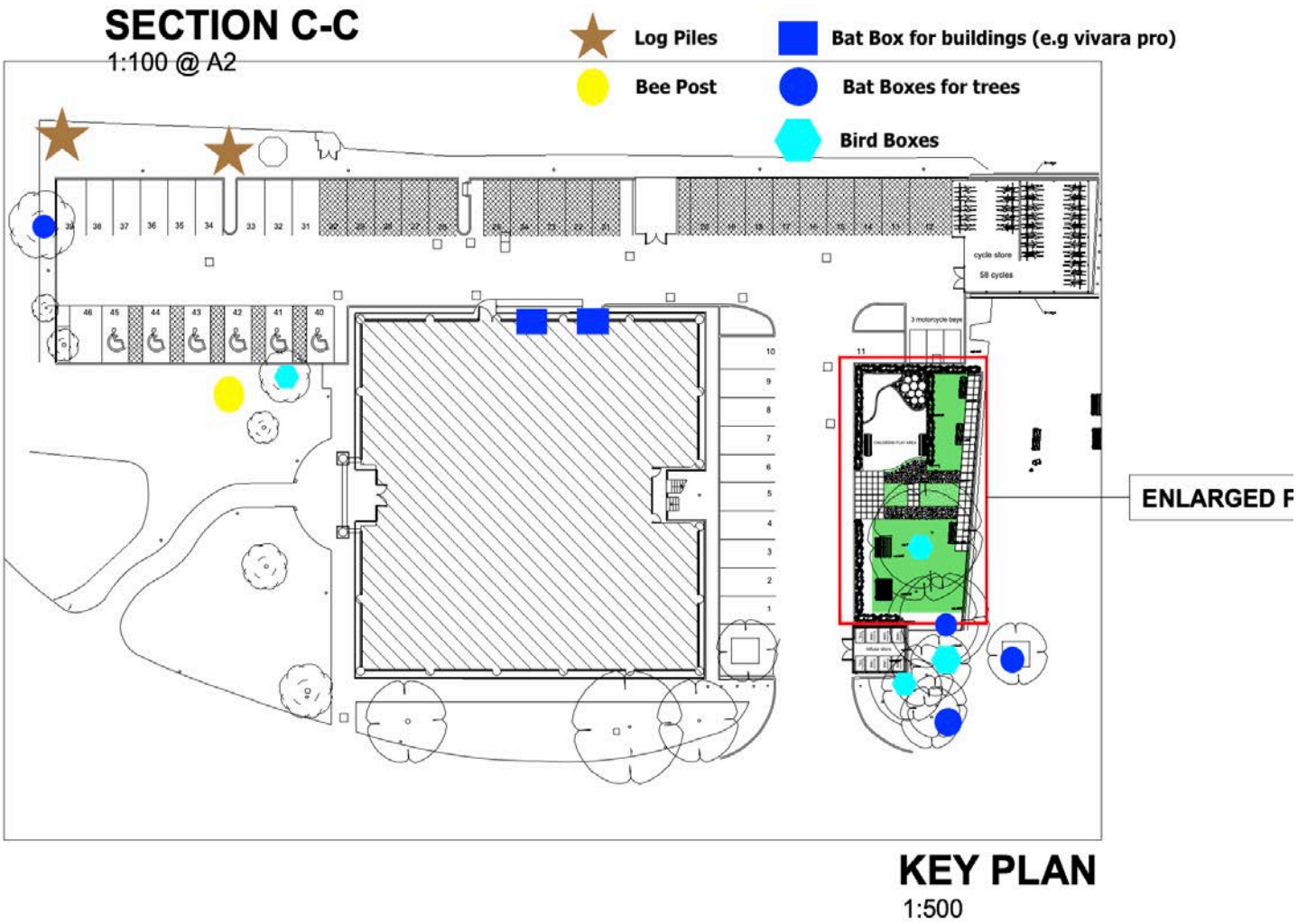
NO UNAUTHORISED ENTRY

NO MACHINERY

NO STORAGE OF EQUIPMENT

QUERIES SHOULD BE DIRECTED TO THE SITE MANAGER

Appendix 2: Location of Enhancements



Appendix 3: Site Photos

Photo 1: the building subject to redevelopment	
Photo 2: The southern boundary of the site, with the mature tree lines protected from the works	
Photo 3: The mature ornamental planting at the entrance of the house which is located on the eastern aspect of the site.	

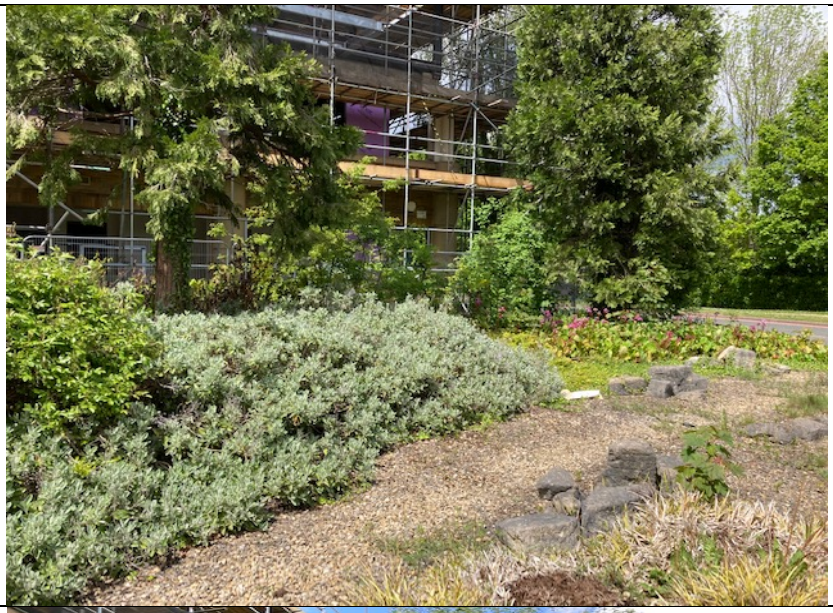
Photo 4: Another view of the ornamental planting	
Photo 5: The silver birch protected along the northern aspect of the site	
Photo 6: The mature trees along the river edge protected by tree protection fencing	

Photo 7: Another view of the river edge	
Photo 8: The fencing protecting the river edge. Opportunity for enhancement along this water course	
Photo 9: The river	

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS

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