

West London Film Studios, Hillingdon

11842_R02g_Ecology Technical Note Update

1.0 Introduction

- 1.1. Tyler Grange Group Ltd was originally instructed by Wayland Planning & Development on behalf of West London Film Studios in August 2018 to undertake a Phase 1 habitat survey and prepare an ecology technical note to inform the potential development of a parcel of land west of Springfield Road, Hayes (OS Grid Reference TQ 112 804), hereinafter referred to as the 'site'.
- 1.2. The initial site work was presented in the first submission of the ecology technical note (11842_R02a). Following the initial site work, further surveys to assess the sites botanical interest (11842_R04) and the presence/absence of reptiles (11842_R03) were completed. The results of these reports are not provided in detail within this Technical Note, although the report has been updated to reflect the conclusions of the survey work. For reference, copies of the Botanical Survey, dated August 2019 and Reptile Survey, dated June 2019 are included at **Appendices 1 and 2** of this report. It should be noted that all ecological survey work completed to inform this report is considered to be sufficiently recent to inform the determination of the planning application it has been produced to support.
- 1.3. The purpose of this report is to assess the inclusion of an ecological buffer zone within a revision to the scheme design as part of mitigation measures. This improved mitigation has been provided to compensate for ecological impacts associated with the proposed development and has removed the need for any contributions for off-site improvements to the Minet Country Park which were previously offered. It should be noted that any reference to off-site compensation in the appended Botanical and Reptile Survey reports is superseded by the revised proposals set out in this report which include the ecological buffer zone.

2.0 Site Context

- 2.1. The site comprises a parcel of land located to the north-west of the existing West London Film Studios site. The site is directly bounded by land in existing industrial use to the north and east (the Hayes Industrial Area), an area used as a sports ground to the south and Minet Country Park to the west. Beyond the land that lies directly adjacent to the site, the site is surrounded by both residential and industrial development associated with Southall and Hayes (See Insert 1).



Insert 1. Aerial Image of the site (Google Earth)

- 2.2. West London Film Studios Ltd are proposing the redevelopment of the site to form an extension to the existing Film Studios which are located to the south-east. The proposals are for several buildings with associated car parking, landscaping at the site boundaries and an extensive 20m deep ecological buffer zone to the western boundary of the site

3.0 Methodology

- 3.1. A site walkover survey was initially conducted on the 23rd August 2018 by Ivi Szaboova MCIEEM who is an experienced field ecologist and member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The weather was dry and clear, with a gentle breeze (Beaufort scale 2).
- 3.2. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey. The technique is based upon Phase I survey methodology (JNCC, 2010). This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected notable flora and fauna. The survey was conducted with full access to all areas of the site
- 3.3. The site was subsequently subject to a full botanical survey (full methods are provided in 11842_R04a). The survey was undertaken by John Moorcroft (Ecology Associate), a full member Chartered Institute of Ecology and Environmental Management (CIEEM) on the 28th May 2019. The weather conditions on the day of the survey were mostly dry, 15oc with a light breeze and light showers.
- 3.4. Reptiles surveys were undertaken in 2019 (full methods are provided in 11842_R03). Refugia were left in situ for seven days to bed in, before seven subsequent survey checks were undertaken between 28th March and 16th April 2019 during suitable weather conditions.
- 3.5. A desk-based data search was conducted to identify any statutory and non-statutory sites present close to, or within, the site, which could present a potential constraint on development. This data search has been undertaken for a 10km radius around the site for European

statutory sites, and a 2km radius for national statutory sites, non-statutory sites, and protected species. The 2km radius forming the data search area falls within the remit of Greenspace Information for Greater London (GIGL).

4.0 Legislation and Planning Policy

Legislation

- 4.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
 - The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Countryside and Rights of Way Act 2000;
 - The Natural Environment and Rural Communities Act 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- 4.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017.
- 4.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology, or other features. All breeding birds, their nests, eggs, and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals, and plants.
- 4.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Local Planning Policy

- 4.5. The site falls within the administrative borough of the London Borough of Hillingdon. A Vision for 2016, Local Plan: Part 1 - Strategic Policies was adopted in November 2012¹.
- 4.6. Strategic Policies forming part of the Local Plan Part 1 relating to ecology that will need to be considered as part of development proposals are:
 - A. **Policy SO3:** *“Improve the quality of, and accessibility to, the heritage value of the borough’s open spaces, including rivers and canals as areas for sports, recreation, visual interest, biodiversity, education, health and wellbeing. In addition, address open space needs by providing new spaces identified in Hillingdon’s Open Space Strategy”.*

¹ <https://www.hillingdon.gov.uk/article/24461/Local-Plan-Part-1---Strategic-policies>

- B. **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:

1. *The conservation and enhancement of the natural state of:*
 - *Harefield Gravel Pits*
 - *Colne Valley Regional Park*
 - *Fray's Farm Meadows*
 - *Harefield Pit*
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.*
6. *The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change.*
7. *The use of sustainable drainage systems that promote ecological connectivity and natural habitats.”.*

- 4.7. Local Plan: Part 2: The Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Policies Map². The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. This replaces the Local Plan Part 2 Saved UDP Policies. Policies relevant to biodiversity are as follows:

Policy DME1 1: Living Walls and Roofs and on-site Vegetation

All development proposals are required to comply with the following:

² <https://www.hillingdon.gov.uk/local-plan>

- i. *“All major development should incorporate living roofs and/or walls into the development. Suitable justification should be provided where living walls and roofs cannot be provided; and.*
- ii. *Major development in Air Quality Management Areas must provide onsite provision of living roofs and/or walls. A suitable offsite contribution may be required where onsite provision is not appropriate”.*

Policy DMEI 7: Biodiversity Protection and Enhancement

- A. *“The design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on-site. Where development is constrained and cannot provide high quality biodiversity enhancements on-site, then appropriate contributions will be sought to deliver off-site improvements through a legal agreement.*
- B. *If development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.*
- C. *All development alongside, or that benefits from a frontage on to a main river or the Grand Union Canal will be expected to contribute to additional biodiversity improvements.*
- D. *Proposals that result in significant harm to biodiversity which cannot be avoided, mitigated, or, as a last resort, compensated for, will normally be refused”.*

5.0 Baseline Conditions

Statutory Protected Sites

- 5.1. There are three European designated sites within 10km of the site and one locally designated site within 2km of the site which are described in **Table 5.1**.

Table 5.1: Statutory Protected Sites

Site Name	Designation	Distance and Direction from Site (km - N/S/W/E)	Description/Summary of Reason for Designation
Ruislip Woods	National Nature Reserve (NNR)	8.2kmN	The largest block of ancient, semi-natural woodland in Greater London and includes one of the most extensive oak/hornbeam coppice woods in southeast England. The site also includes acid and neutral grassland, ponds, streams, and marshland.
Richmond Park	Special Area of Conservation (SAC), NNR	9.8km S/E	Richmond park has a large number of ancient trees with decaying timber. It is the heart of the south London centre of distribution for stag beetle <i>Lucanus cervus</i> and is a site of national importance for the conservation of the fauna of invertebrates associated with decaying timber of ancient trees.
South west London waterbodies	RAMSAR, Special Protection Area (SPA)	8.8km S/W	The South-West London Water Bodies SPA comprises a series of embanked water supply reservoirs and former gravel pits which function as important feeding and roosting sites for wintering wildfowl, in particular Gadwall <i>Anas Strepera</i> and Shoveler <i>Anas clypeata</i> , both of which occur in numbers of European importance.
Yeading Meadows	Local Nature Reserve (LNR)	1.6km N	A wide area of species-rich grassland bordering the Yeading Brook. The grasslands vary in composition as a result of variations in topography, drainage, and management history, and span the range from areas of wet, regularly inundated marshy grassland to areas of comparatively dry meadowland. Notable species include: Skylark, snipe, hobby, Roesel's bush-cricket, shield bug, skipper, five-spotted burnet moth, Narrow-leaved water-dropwort, meadowsweet, black knapweed, common spotted-orchid, Grass snake, slow worm.

5.2. There are 15 SINC's within 2km of the site which are described in **Table 5.2**.

Table 5.2: Non-statutory Protected Sites

Site Name	Designation	Distance and Direction from Site (km - N/S/W/E)	Description/Summary of Reason for Designation
Metropolitan Grade			
London's Canals	SINC	0.4km E	London's canals support a wide range of aquatic flora, amongst which are found a number of locally uncommon species.
Yeading Brook Meadows	SINC	3.14km N	An extensive mosaic of unimproved meadows and pastures divided by hedgerows, on the old floodplain of Yeading Brook.
Crane Corridor	SINC	0.2km W	This corridor of open space around the River Crane combines an excellent variety of wetland habitats, including ponds and lakes, and includes some historic buildings.
Borough Grade I			
Yeading Brook, Minet Country Park and Hitherbroom Park	SINC	0.2km S	Partly comprises reclaimed derelict land. Much of the country park is recently created rough grassland, with areas of older, more natural meadow.
Lake Farm Country Park	SINC	2.3km W	The bulk of the grassland comprises false oat-grass <i>Arrhenatherum elatius</i> and perennial rye-grass <i>Lolium perenne</i> .
Borough Grade II			
Southall railsides	SINC	3km E	Includes the railsides of the Great Western Railways between the Brent River Park North and Southall. Wasteland vegetation on several vacant industrial plots includes a diverse mix of ruderal species.
Havelock Cemetery	SINC	1.7km SE	A cemetery with flower-rich grassland, young and mature scattered trees.
Willowtree Park	SINC	1km NE	Pasture grassland dominated by tufted hair-grass <i>Deschampsia cespitosa</i> with interspersed scrub and trees, which in combination are likely to provide good bat foraging areas.

Site Name	Designation	Distance and Direction from Site (km - N/S/W/E)	Description/Summary of Reason for Designation
Local Grade			
Avenue Road Hedge	SINC	1.6km E	Hedge with line of planted London Plane.
Southall Park Nature Conservation Area	SINC	1.8km E	Park with a pond supporting several wetland plants and a meadow supporting coarse herbs and grasses.
Cranleigh Park Rough	SINC	1.6km NE	Northern end of a public park. Crushed glass which was laid down has encouraged a range of wasteland plants to colonise, providing a very good resource for invertebrates.
Hortus Cemetery	SINC	1.7km SE	The grasslands on this cemetery site are mown frequently and contain abundant populations of common herbs.
Lady Margaret Road	SINC	Location not specified	This site is awaiting the production of a citation.
St Mary's, Wood End	SINC	1.6km W	A complex of open spaces around St Mary's Church. A variety of habitats includes fields, amenity grassland, hedgerows, scrub, a botanic garden, and an artificial pond.
Airlinks Ponds	SINC	1.9km S	Two reed-fringed ponds on a golf course.

Proposed Site Designation (Borough Grade I SINC)

- 5.3. The site itself forms part of a proposed extension to Yeading Brook and Minet Country Park SINC (Borough Grade I) which is recommended based on a review of SINC's commissioned by the London Borough of Hillingdon and completed by Land Use Consultants. The site is shown in context of the existing SINC and proposed extension in **Appendix 3** (11842_SINC Boundary Plan)
- 5.4. The proposed extension to the SINC is based on the following rationale:

"Series of open spaces supporting a diverse habitat mosaic along watercourses (Yeading Brook and Grand Union Canal) providing a potentially valuable wildlife corridor between other existing SINC's. Includes a large parcel associated with Minet Country Park previously suggested along with Hitherbroom Park"

Habitats

5.5. The site supports the following habitats:

- C. Grassland (semi-improved and species rich); and
- D. Scattered Trees

5.6. For ease of reference, habitat types have been described alphabetically, below.

Grassland

- 5.7. The site consists of approximately 1.3 ha of species poor semi-improved grassland that has colonised formerly developed land (see **photograph 1**). As well as grasses, the sward contains a proportion of mainly native forbs, some of which are indicative of base rich conditions, which are presumably present in places throughout the site due to the presence of concrete and other rubble from former development.
- 5.8. The 2019 botanical survey demonstrates that the sward is dominated by red fescue (*Festuca rubra*) and false oat grass (*Arrhenatherum elatius*) and most closely resembles the NVC MG1 *Arrhenatherum elatius Festuca rubra* sub-community, which is a very common plant community found on disturbed ground, roadside verges and brownfield sites.
- 5.9. Over the whole site there is some floristic diversity (as is often the case on brownfield sites). However, the above quadrat survey demonstrates that very few species comprise the sward over much of the site area.
- 5.10. For comparison, adjacent grassland habitats within the Minet Country Park were also subjected to botanical assessment (see 11842_R04a) and were found to support similar MG1 grassland. Due to the lack of floral diversity, it was considered unnecessary to undertake a full a quadrat survey to describe these plant communities.
- 5.11. Given the limited diversity of the species present and the small extent of the area, the grassland present on-site is considered to be of up to **local ecological importance**.



Photograph 1. Area of species poor semi-improved grassland

Scattered Trees

- 5.12. There is a single cherry *Prunus avium* in the north-west corner of the site (see **photograph 2**) Whilst this has some inherent ecological value, given the fact that mature trees are common and widespread in the wider area, it is considered to be of **negligible ecological importance**. The tree does have potential for roosting bats which is discussed separately in the fauna section below.



Photograph 2. Cherry tree in the north-western section of the site

Off-site Habitats

- 5.13. There are patches of scrub adjacent to the western site boundary, with hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, bramble *Rubus fruticosus* and field maple *Acer campestre*.

Fauna

- 5.14. This section provides a description of what evidence of protected species was recorded during Phase 1 survey as well as the suitability of habitats to support each species and the summary results of any further surveys undertaken.

Bats

- 5.15. Records of several bat species were returned from within 2km of the site by the data search which includes: Daubenton's bat *Myotis daubentonii*, common pipistrelle *Pipistrellus* records and soprano pipistrelle *Pipistrellus pygmaeus*. The most recent record was of a Daubenton's bat from 2014. These species are likely to be common and widespread in the vicinity of the site, particularly the woodland, scrub and grassland associated with Minet Country Park and the nearby watercourses (River Crane and Yeading Brook).
- 5.16. The site itself largely supports grassland which may have some limited value to foraging bats, although the habitats situated to the south and west of the site (as described above) are likely to be more suitable.
- 5.17. The cherry tree possesses a hole in the northern aspect that provides potential bats to use the tree as a roost site. Given the isolated nature of the tree and its position adjacent to the

road, it is considered to have **low potential** for supporting roosting bats as per best practice guidelines³.

Reptiles

- 5.18. The data search returned 48 records of slow worm *Anguis fragilis* and 4 records of grass snake *Natrix* from within 2km of the site. The nearest of which was a grass snake record at c.650m from the site.
- 5.19. Following the 2018 Phase 1 habitat survey, the site was considered to have potential to support common and widespread reptile species. The reptile surveys completed in 2019 (full results in 11842_R03) recorded no reptile presence and this species group is therefore considered to be absent from the site.

Breeding Birds

- 5.20. 259 bird records were returned from within a 2km radius of the site. Species identified in the desk study that have potential to use the site for foraging include red listed species (according to the Birds of Conservation Concern (BoCC) criteria⁴) starling *Sturnus vulgaris* and house sparrow *Passer domesticus*. The grassland present onsite also has potential for nesting and foraging skylark *Alauda arvensis*, for which 97 records were returned from within a 2km radius.
- 5.21. Although no incidental records of breeding birds were confirmed during the surveys, the grassland and cherry tree present onsite have potential to support common and widespread bird species that may use the site for foraging and nesting.

6.0 Assessment & Conclusion

- 6.1. The potential impacts of the proposed development of the site are discussed below with respect to protected sites, habitat, and species.

Statutory Protected Sites

- 6.2. Ruislip Woods NNR, Richmond Park SAC, and South West London Waterbodies SPA and are all located within 10km of the site. However, due to the nature of the development and the distance between them and the site, not direct or indirect impact pathways are considered likely. As such they are not considered further within this report.

Non-Statutory Protected Sites

- 6.3. Given the distance between site and both Yeading Meadows LNR and the non-statutory SINC located within 2km of the site, the development is not likely to give rise to any direct effects on any of these sites. Given that they are located within 200m of the site, indirect effects on Yeading Brook, Minet Country Park and Hitherbroom Park and Crane Corridor are possible during construction for example, dust deposition and run-off. However, provided sensitive construction practices are followed to minimise potential effects, these are easily

³ <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-3rd-edition>

⁴ Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 108, 708–746

mitigated. As such, the potential effects on these sites are not considered to be a constraint on the principle of development.

- 6.4. The site itself is subject to a proposed extension to Yeading Brook and Minet Country Park and SINC (Borough Grade 1) under part 2 of the Local Plan (see Appendix 1). The proposed extension area which includes the site is described as:

‘a series of open spaces supporting a diverse habitat mosaic along water courses (Yeading Brook and Grand Union Canal) providing a potentially valuable wildlife corridor with other existing SINCS. Includes a large parcel associated with Minet Country Park previously suggested with Hitherbottom Park. These should be treated as separate designations’....

- 6.5. The proposed SINC extension is not yet formalised despite the local plan now being adopted. The botanical surveys (summarised in this report and described in detail in 11842_R04a) have demonstrated that the site has limited floristic diversity and comprises species poor semi-improved grassland.
- 6.6. Whilst acknowledging the value of the wider proposed SINC extension (for the reasons stated in the commentary above), the site contributes little to the proposed SINC in terms of habitat quality or area. The site also has no public access and other SINCS/partial SINCS possessing habitat characteristics of the species poor semi-improved grassland found within the site have been recommended for removal in the SINC review report.
- 6.7. Despite this, the development will result in the loss of approximately 1.1ha of species poor semi-improved grassland within the proposed SINC boundary. In order to compensate for this loss, an extensive 20m deep ecological buffer zone (approximately 0.21ha in extent) has been included within the revised scheme design that will be managed solely to enhance the sites biodiversity. The concept design of this buffer zone is shown within **Appendix 2** (plan: 11842_P13D). Specifically, the following habitat creation measures are included which when considered together will provide more than adequate compensation for the loss of the c. 1.1ha of species poor semi-improved grassland within the proposed SINC extension as well as wider and significant benefits for biodiversity and enhancement of the existing relatively poor quality habitats found onsite at present. These proposals would therefore meet fully the requirements of policies EM7 and DME1 1 of the Hillingdon Local Plan:
- **Native Tree and Native Hedgerow Planting:** Planting of native tree species and a new native hedgerow along the sites western boundary will provide a habitat that transitions from mature vegetation through to scrub and grassland. This will offer a wide range of quality foraging opportunities for birds and small mammals, as well as significantly improving the quality of the habitat for invertebrates. This planting will also serve to materially improve the mosaic of habitats connected to mature scrub in the wider proposed SINC thus improving its functionality as part of a wildlife corridor (part of the reason for the proposed SINC extension).
 - **Creation of a Wildflower Meadow:** The creation of a wildflower meadow using the Emorsgate EM2 General Purpose Meadow Mix⁵ will provide a species composition characteristic of a traditional meadow. This area will be managed without a cut between spring and early August to give the species a chance to flower, providing a higher quality and more biodiverse grassland than what is currently present on site. The flowering species within the meadow mix such as ox-eye daisy *Leucanthemum vulgare* and cowslip

⁵ <https://wildseed.co.uk/mixtures/view/3/standard-general-purpose-meadow-mixture>

Primula veris, will significantly encourage the presence of insect pollinators which will also widely benefit biodiversity in the wider area.

- **Scrub Planting:** Patches of scrub comprising native species will be planted within the grassland to provide a habitat mosaic within the ecological buffer zone. This will significantly increase the amount of vegetation suitable for nesting birds, as well as materially increasing the amount of graded 'edge habitat' between the scrub and grassland which will also greatly improve the habitat quality for reptiles;
 - **Log Piles/Hibernacula:** The creation of log piles/hibernacula will benefit a wide range of wildlife. Log piles create a fantastic and much needed refuge for small mammals, reptiles, amphibians, and birds. They are also an essential habitat for invertebrates that in turn provide an important food source for the above species groups.
 - **Insect Hotels:** Insect hotels provide an important place for invertebrates to shelter, hibernate, lay eggs, and raise their young. Species that can benefit from their installation include bees, wasps, spiders, and lepidoptera. Providing these much-needed shelters at several locations within the buffer zone will increase the greatly abundance and diversity of the invertebrate assemblage that the site can support.
- 6.8. Overall, the provision of the significant 20 m deep ecological buffer zone, it will significantly enhance the poor quality habitats currently present on site whilst at the same time maintaining and enhancing the structure and function of the proposed SINC extension (to act as a wildlife corridor providing connectivity between other existing SINC). It is therefore considered to be a significant enhancement and improvement and no further mitigation is required.
- 6.9. The provision of a high-quality ecological buffer zone inclusive of the measures above therefore represents a significant enhancement over the 'do nothing' scenario, where the existing grassland would become dense over time and eventually develop into scrub due to vegetational succession. The buffer will be managed in the long-term for biodiversity through a Landscape and Ecological Management Plan (LEMP) which is expected to be controlled via a planning condition.

Habitats

- 6.10. Approximately 1.1ha of species poor semi-improved grassland (**local ecological importance**) would be directly lost as a result of construction. As described above, the sward has a limited floristic diversity, and the habitat type is common and widespread. As such, the mitigation measures proposed above to mitigate the effects on the proposed SINC extension are considered to be more than sufficient to compensate for the loss of this area of grassland.
- 6.11. Construction of the development will require the loss of the cherry tree in the north-western section of the site as well as the scattered scrub adjacent to the site boundary. Due to the fact these habitats are common and widespread no specific mitigation should be required, however the planting of native shrubs and trees (as shown on 11842_P13D) would represent a material enhancement as suggested by Policy EM7.

Species

- 6.12. In terms of protected species, the proposed development may impact on the bats and birds. Any potential impacts on both of these species' groups will be avoided through the implementation of the following mitigation measures.

- **Bats Mitigation:** All bat roosts are protected from disturbance or destruction under the Conservation of Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (WCA) 1981 (as amended). As it possesses low potential to support roosting bats, the cherry tree in the north-western section of the site should be soft felled under the supervision of a licenced bat ecologist (as per best-practice guidance).
- **Nesting Bird Mitigation:** All wild birds, their nests, and eggs are afforded protection under the WCA 1981 (as amended). As such, the removal of woody vegetation, trees, and scrub on site could trigger this legislation, which protects birds while actively nesting. As such, removal of vegetation should be timed to avoid the nesting season (March to August). Any vegetation clearance necessary during the nesting season would be preceded by a pre-works check for active nests by a suitably experienced ecologist. Should any active nests be found an appropriate buffer would be maintained until the chicks have fledged, as confirmed by the ecologist

Conclusion

- 6.13. This technical note provides an assessment of the potential ecological impacts of the proposed development. The site lies entirely within the boundary of a proposed extension to the Yeading Brook and Minet Country Park SINC (Borough Grade 1), but given the botanical surveys have demonstrated that the grassland is of a low floristic diversity and comprises a common and widespread habitat type, the loss of part of this area can be sufficiently mitigated through the creation of a significant, dedicated c. 0.21ha ecological buffer, 20m deep to the western boundary of the site, which will be managed specifically for the benefit of biodiversity. The ecological buffer is considered to provide a significant overall enhancement for the sites biodiversity interest, meeting fully the requirements of policies EM7 and DMEI 7 of the Hillingdon Local Plan.
- 6.14. The site supports species-poor semi-improved grassland, as well as scattered trees and scattered scrub adjacent to the site boundary. The development would result in the loss of grassland and scrub and a single tree; however, these would be more than compensated for by the habitat creation measures and their long-term management within the significant 20m deep ecological buffer zone.
- 6.15. The site has potential to support roosting bats and breeding birds, but with the implementation of the mitigation measures described, no relevant legislation or planning policy would be triggered and neither species group present a constraint to development.
- 6.16. As such, this report demonstrates that with the inclusion of the ecological buffer zone, the development will result in a significant enhancement to the sites biodiversity interest in terms of protected sites, habitats, and species.

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Appendix 1: Botanical Survey (report 11842_R04b)

16th August 2022

West London Film
Studios, Hillingdon

Botanical Survey Report

Report Number: 11842_R04c_JM_CW

Author: John Moorcroft MCIEEM

Checked: Aaron Grainger MCIEEM



Tyler Grange

Birmingham • Cotswolds • Exeter • London • Manchester

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Appendix

Appendix 1: Legislation and Planning Policy

Plan

Ecological Buffer Enhancement Plan (drawing 11842_P13D)

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Limited Terms & Conditions, Tyler Grange Group Limited shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Summary

- S.1. This botanical survey report has been prepared by Tyler Grange Group Limited on behalf of Wayland Planning & Development LLP. It sets out the findings of reptile presence/likely absence surveys undertaken at a parcel of land west of Springfield Road, Hayes (OS Grid Reference: TQ 112 804), hereinafter referred to as the “site”.
- S.2. West London Film Studios Ltd are proposing the redevelopment of this parcel of land into an extension of the existing film studios located south-east of the site. The development proposals include two buildings and associated car parking.
- S.3. The survey concluded that grassland habitats within the site are of the MG1 *Arrhenatherum elatius* (*Festuca rubra* – subcommunity) and is of limited ecological value. Such habitat is ubiquitous on waste ground and roadside verges and is easily recreated.
- S.4. Based on the botanical survey, small size of the site and lack of functional connectivity with habitats within the adjacent Minet Country Park, the site should not be included within the proposed SINC extension and no specific mitigation for habitat loss should be required.



Section 1: Introduction

- 1.1. This botanical survey report has been prepared by Tyler Grange Group Limited on behalf of Wayland Planning & Development Group Limited. It sets out the findings of reptile presence/likely absence surveys undertaken at a parcel of land west of Springfield Road, Hayes (OS Grid Reference: TQ 112 804), hereinafter referred to as the “site”.
- 1.2. The site forms part of a proposed extension to Yeading Brook and Minet Country Park SINC¹ (Borough Grade I) which has been recommended based on a review of SINC's commissioned by the London Borough of Hillingdon and completed by Land Use Consultants (London Borough of Hillingdon 2014). To see the site in context of this, refer to R02b_Ecology Technical Note Appendix 1 (11842_SINC Boundary Plan).
- 1.3. The purpose of this report is to inform the proposed expansion of the existing West London Film Studios located to the south-east of the site.
- 1.4. The proposals are for the development of two buildings with associated car parking and landscaping at the site boundaries.
- 1.5. The site is made up of rough unmanaged grassland with scattered scrub along the western boundary where it adjoins to Minet Country Park which contains rough grassland and scrub.



Figure 1.1 Aerial Image of the site (Google Earth)

¹https://www.hillingdon.gov.uk/media/39364/Site-Allocations-and-Designations-Sept-2014/pdf/Site_Allocations_and_Designations_2014.pdf

Section 2: Methodology

- 2.1. In order to describe the plant communities present, (see site labelled 1. on Figure 1.1) a floral species list was compiled during an initial walkover of the site followed by a quadrat survey to provide a detailed description of the floral composition of the existing grass sward.
- 2.2. Quadrat survey methods were based upon those described in Rodwell (1992)¹. The survey involved an initial walkover to determine an area of visibly structurally homogeneous vegetation. Following this, the species were listed, and the vegetation recorded within five 2m x 2m quadrats. This size of quadrat was used as the sward was relatively dense and gave a reasonable representation of the typical floristic composition across the area surveyed. Floristic abundance was expressed using the Domin scale.
- 2.3. For comparison a walkover survey was also undertaken to evaluate other habitats within the adjacent Minet Country Park (see areas labelled 2 and 3 on Figure 1.1).
- 2.4. The survey was undertaken by John Moorcroft (Ecology Associate), a full member Chartered Institute of Ecology and Environmental Management (CIEEM) on the 28th May 2019. The weather conditions on the day of the survey were mostly dry, 15°C with a light breeze and light showers.

Limitations

- 2.5. The survey was undertaken during late May when some grassland forbs are yet to flower. However, given the limited range of common plant species present, the surveyor was able to identify most species in the vegetative pre-flowering state.

¹ Rodwell, J.S. (Ed.), 1992. British Plant Communities Volume 3: Grasslands and Montane Communities, Cambridge University Press, Cambridge.

Section 3: Results

- 3.1 The site consists of approximately 1.3 ha of species poor semi-improved grassland that has colonised formerly developed land. As well as grasses the sward contains a proportion of mainly native forbs, some of which are indicative of base rich conditions, which are presumably present in places throughout the site due to the presence of concrete and other rubble from former development.
- 3.2 A description of the floral composition of the site is provided in **Table 3.1** below. Constant species (those occurring across all 5 quadrats) are highlighted yellow.

Quadrat	1	2	3	4	5	Constancy
Species Recorded within quadrats						
<i>Achillea millefolium</i>	4	-	-	-	5	II
<i>Agrostis capillaris</i>	1	-	1	-	-	II
<i>Anisantha sterilis</i>	1	-	-	-	-	I
<i>Arrhenatherum elatius</i>	4	10	1	4	4	V
<i>Bromus hordeaceus</i>	1	-	-	-	-	I
<i>Cardaria draba</i>	2	15		-	-	II
<i>Festuca rubra</i>	10	5	10	10	10	V
<i>Geranium dissectum</i>	1	1	5	6	7	V
<i>Geranium molle</i>	1	-	-	-	-	I
<i>Lamium album</i>	-	4	4	-	-	I
<i>Lamium purpureum</i>	-		1	-	-	I
<i>Malva sylvestris</i>	-	1	1	-	-	II
<i>Ranunculus repens</i>	1	-	-	4	-	II
<i>Silene latifolia</i>	-	-	-	-	6	I
<i>Vicia sativa</i>	1	1	-	4	4	IV
Species recorded on site but not within quadrats						
<i>Anthriscus sylvestris</i>	-	-	-	-	-	-
<i>Artemisia vulgaris</i>	-	-	-	-	-	-
<i>Cirsium arvense</i>	-	-	-	-	-	-
<i>Cirsium vulgare</i>	-	-	-	-	-	-
<i>Convolvulus arvensis</i>	-	-	-	-	-	-
<i>Crataegus monogyna</i>	-	-	-	-	-	-
<i>Dactylis glomerata</i>	-	-	-	-	-	-
<i>Dactylis glomerata</i>	-	-	-	-	-	-
<i>Daucus carota</i>	-	-	-	-	-	-
<i>Dipsacus fullonum</i>	-	-	-	-	-	-
<i>Filago vulgaris</i>	-	-	-	-	-	-
<i>Galium aparine</i>	-	-	-	-	-	-
<i>Geranium robertianum</i>	-	-	-	-	-	-
<i>Heracleum sphondylium</i>	-	-	-	-	-	-
<i>Holcus lanatus</i>	-	-	-	-	-	-

<i>Papaver dubium</i>	-	-	-	-	-	-
<i>Phleum pratense</i>	-	-	-	-	-	-
<i>Plantago lanceolata</i>	-	-	-	-	-	-
<i>Plantago lanceolata</i>	-	-	-	-	-	-
<i>Poa annua</i>	-	-	-	-	-	-
<i>Ranunculus acris</i>	-	-	-	-	-	-
<i>Rubus fruticosus agg</i>	-	-	-	-	-	-
<i>Rumex crispus</i>	-	-	-	-	-	-
<i>Senecio jacobaea</i>	-	-	-	-	-	-
<i>Sonchus asper</i>	-	-	-	-	-	-
<i>Taraxacum officinale</i>	-	-	-	-	-	-
<i>Tragopogon porrifolius</i>	-	-	-	-	-	-
<i>Urtica dioica</i>	-	-	-	-	-	-

Table 3.1 Results of Quadrat Survey

- 3.3 The quadrat survey demonstrates that the sward is dominated by red fescue (*Festuca rubra*) and false oat grass (*Arrhenatherum elatius*) and most closely resembles the NVC MG1 Arrhenatherum elatius Festuca rubra sub-community, which is a very common plant community found on disturbed ground, roadside verges and brownfield sites.
- 3.4 Over the whole site there is some floristic diversity (as is often the case on brownfield sites). However, the above quadrat survey demonstrates that very few species comprise the sward over much of the site area.
- 3.5 For comparison, adjacent grassland habitats within the Minet Country Park were also subjected to botanical assessment (see locations 2 and 3 on Figure 1.1) and were found to support similar MG1 grassland. Due to the lack of floral diversity it was considered unnecessary to undertake a full a quadrat survey to describe these plant communities.

Section 4: Discussion and Recommendations

Discussion

- 4.1 The grassland habitats found within the site are typical of those found on unused land and roadside verges and similar in composition to the grassland found on the adjacent Minet Country Park. The presence of a range of common forbs (albeit at low densities) suggests that the site may have been more floristically diverse in the past. However, such diversity is often a transient stage in the development of more stable vegetation communities on brownfield sites. Such habitats are ubiquitous in towns and cities and easily recreated. As such and considering its small size, it is intrinsically of limited biodiversity value being of ecological importance within the context of the site and its immediate environs only.
- 4.2 The site forms part of land proposed as grade 1 extension to the Yeading Brook and Minet Country Park². The proposed extension area which includes the site is described as:
- 'a series of open spaces supporting a diverse habitat mosaic along water courses (Yeading Brook and Grand Union Canal) providing a potentially valuable wildlife corridor with other existing SINCS. Includes a large parcel associated with Minet Country Park previously suggested with Hitherbottom Park. These should be treated as separate designations'.*
- 4.3 Whilst acknowledging the value of the wider proposed SINC extension (for the reasons stated in the commentary above), the site contributes little to the proposed SINC in terms of habitat quality or area. Sites possessing similar characteristics of species poor semi-improved grassland found within the site have been recommended for removal in the Review report and it also has no public access. Its inclusion within the SINC extension is therefore somewhat incongruous. It is also separated from other similar grassland habitats within the proposed SINC extension by a tarmac cycleway, an adjacent surfaced path and raised ground supporting hedgerow and scrub habitats. Therefore, functional connectivity to other similar grassland within the Minet Country Park is also compromised.

Site Proposals

- 4.4. The proposals for the site are for the extension of the existing West London Film Studios to the south east of the site. The plans include two buildings, associated car parking and boundary landscaping. All habitats on site are proposed to be lost during this development.

Recommendations & Conclusion

- 4.5. Local planning policy EM7 seeks to protect SINCS from the adverse effects of development. However, for the reasons stated above the site should not be included within the proposed SINC extension and no specific mitigation for habitat loss should be required. However, for compliance with other national and local planning policies which seek to deliver biodiversity gains from development, the ecological enhancement measures proposed as part of the scheme are described below:

² Land Use Consultants, 2015, London Borough of Hillingdon: Review of Proposed New and Extended SINCS

- **Boundary Planting:** The proposed boundary planting of native shrubs including hawthorn, blackthorn, sweet cherry, field maple and guelder rose (as shown on plan 11842_P13D) will enhance the value of the site through the provision of native woody species/those of known value to wildlife; and
- **Buffer Zone Planting:** The proposed ecological buffer zone planting contains grassland, scrub and waterbodies which will utilise the planting of native species. This area will provide a mosaic of habitats of inherent value, and also have benefits to species groups that will be attracted to the site, including invertebrates, birds and small mammals.

4.6 In summary, given the low value of the grassland as described above, its loss as part of the development does not require specific mitigation. Acknowledging the sites proposed designation as an extension to Minet Country Park SINC, the measures described above have been included to provide enhancements to biodiversity interest of the site in-line with both National and Local Planning Policy.

References

Rodwell, J.S. (Ed.), 1992. British Plant Communities Volume 3: Grasslands and Montane Communities, Cambridge University Press, Cambridge.

Land Use Consultants, 2015, London Borough of Hillingdon: Review of Proposed New and Extended SINCs

LandPro Ltd Landscape Surveyors, 2018., SPON's External Works and Landscape Price Book 2018



Appendix 1 – Legislation and Planning Policy



Appendix 1 - Legislation and Planning Policy

Legislation

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Countryside and Rights of Way Act 2000;
 - The Natural Environment and Rural Communities Act 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017.
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Local Planning Policy

- A1.5. The site falls within the administrative borough of the London Borough of Hillingdon. A Vision for 2016, Local Plan: Part 1 - Strategic Policies was adopted in November 2012³.
- A1.6. Strategic Policies forming part of the Local Plan; Part 1 relating to ecology that will need to be considered as part of development proposals are:
- **Policy SO3:** *“Improve the quality of, and accessibility to, the heritage value of the borough’s open spaces, including rivers and canals as areas for sports, recreation, visual interest, biodiversity, education, health and wellbeing. In addition, address open space needs by providing new spaces identified in Hillingdon’s Open Space Strategy”.*
 - **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.*

³ <https://www.hillingdon.gov.uk/article/24461/Local-Plan-Part-1---Strategic-policies>

Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to:

1. *The conservation and enhancement of the natural state of:*
 - *Harefield Gravel Pits*
 - *Colne Valley Regional Park*
 - *Fray's Farm Meadows*
 - *Harefield Pit*
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.*
6. *The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change.*
7. *The use of sustainable drainage systems that promote ecological connectivity and natural habitats.”.*

A1.7. The Local Plan: Part 1 is supported by the Unitary Development Plan Saved Policies (2007)⁴ which is in the process of being replaced by the emerging Local Plan Part 2. The saved policies that are relevant to biodiversity are as follows:

- **EC2:** *“the local planning authority will promote nature conservation as a positive land use and will take nature conservation interests into account in considering proposals for development of land especially within sites of borough (grade ii) and local importance, as defined by the London ecology unit. The protection of species afforded by the wildlife and countryside act 1981 (amended 1985) will be a material consideration. Where appropriate the local planning authority may ask applicants to submit an ecological assessment before it determines development proposals”*
- **EC3:** *“the local planning authority will require proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites of changes in the water table and of air, water, soil and other effects which may arise from the development”.*
- **EC4:** *“the local planning authority will continue to monitor existing sites of nature conservation importance, in particular those vulnerable to development, and will seek to identify new sites suitable for designation as local nature reserves following appraisals of land for nature conservation opportunities”.*

⁴ <https://www.hillingdon.gov.uk/article/6418/Unitary-Development-Plan---saved-policies>

- **EC5:** *“in determining planning applications the local planning. Authority may require certain on-site ecological features to be retained in new developments and seek to enhance the nature conservation and ecological interest of sites or create new habitats through the use of planning conditions attached to planning permissions or through planning agreements negotiated with developers”.*
- **EC6:** *“where existing derelict, damaged and temporarily vacant land has ecological, educational, recreation and social potential for the enjoyment and protection of nature or where justified by the ecological interest of the land or the needs of the local area, the local planning authority will seek to ensure the land or part of it is maintained temporarily or permanently as wildlife habitat”.*

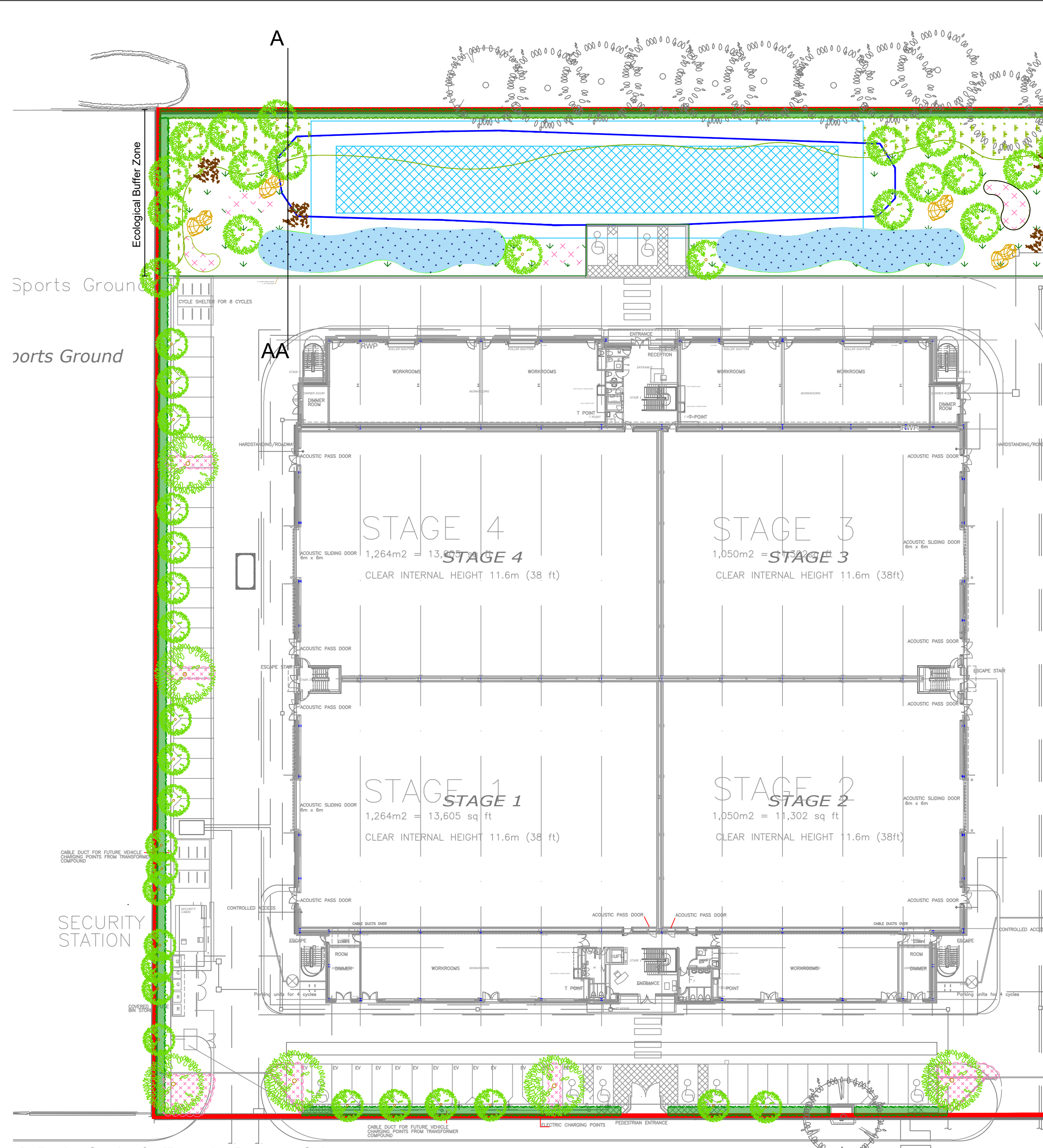
A1.8. Local Plan: Part 2 The Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Policies Map⁵, one adopted, will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Policies (2012). Together they will form a comprehensive development strategy for the borough up to 2026. Hillingdon Borough Council submitted the Local Plan Part 2 to the Secretary of State on 18 May 2018 to begin the examination in public phase.

⁵ <https://www.hillingdon.gov.uk/lpp2>

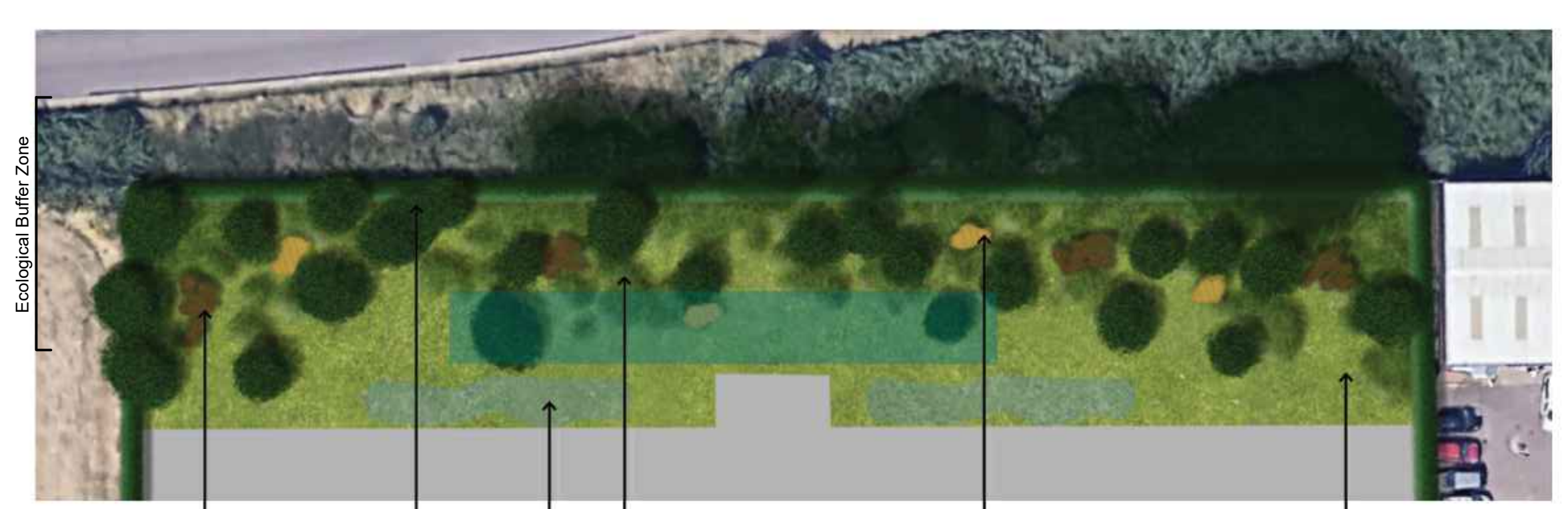
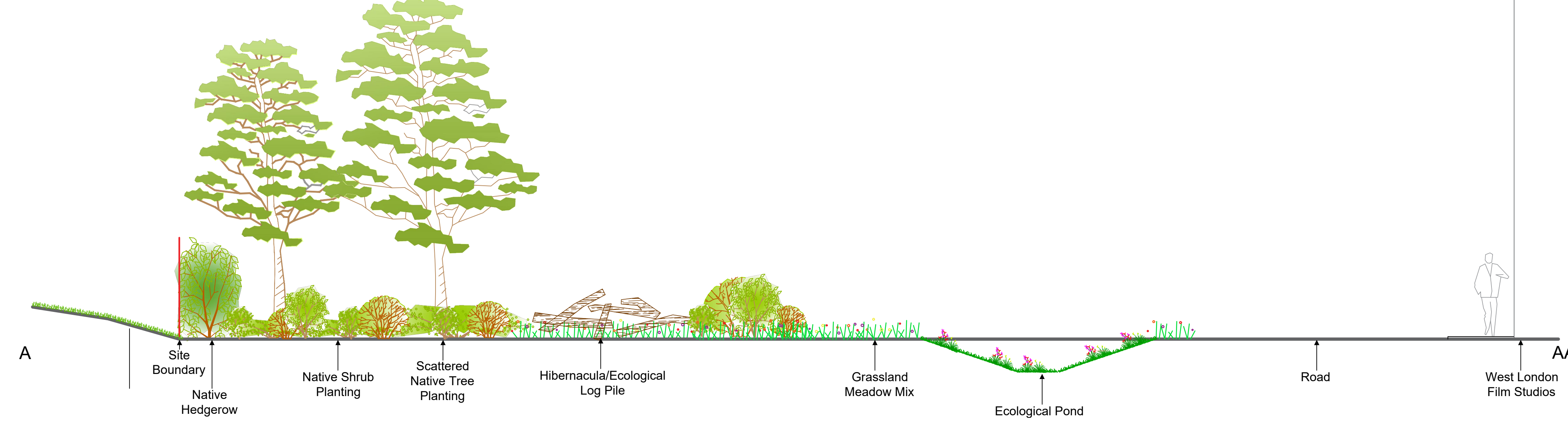
Plan

Ecological Buffer Enhancement Plan (drawing 11842_P13D)





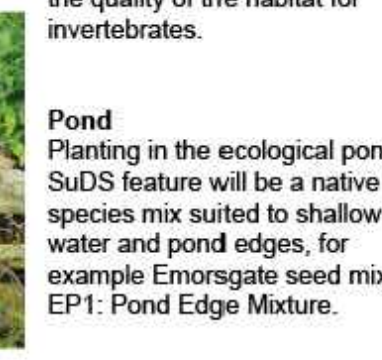
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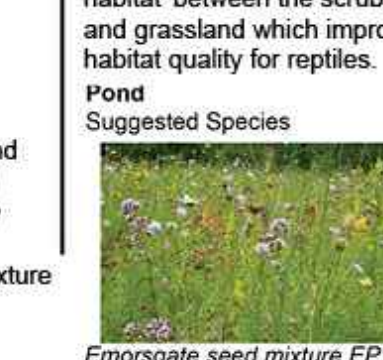
Log Piles/Hibernacula
Creation of log piles/hibernacula to benefit a wide-range of wildlife. Log piles create a refuge for small mammals, reptiles, amphibians and birds. They are also an essential habitat for invertebrates that in turn provide an important food source for the above species.



Tree Planting/Native Hedgerow
Planting of native tree species and a new native hedgerow will provide a habitat that transitions from mature vegetation through to scrub and grassland. This will provide a range of foraging opportunities for birds and small mammals, as well as improving the quality of the habitat for invertebrates.



Scrub Planting
Patches of scrub will be planted within the grassland to provide a habitat mosaic within the ecological buffer zone. This will increase the amount of vegetation suitable for nesting birds, as well as increasing the amount of 'edge habitat' between the scrub and grassland which improves habitat quality for reptiles.



Insect Hotels
Insect hotels provide an important place for invertebrates to shelter, hibernate, lay eggs and raise their young. Species that can benefit from their installation include bees, wasps, spiders, and lepidoptera. Providing these at several locations within the buffer zone will increase the abundance and biodiversity of the invertebrate assemblage that the site can support.



Wildflower Meadow
The creation of a wildflower meadow using the Emorsgate EM2 General Purpose Meadow Mix will provide a species composition characteristic of a traditional meadow. This area will be managed without a cut between spring and early August to give the species a chance to flower, providing a higher quality and more biodiverse grassland than what is currently present on site.



Grassland
Suggested Species:
Emorsgate EM2- Standard General Purpose Meadow Mixture



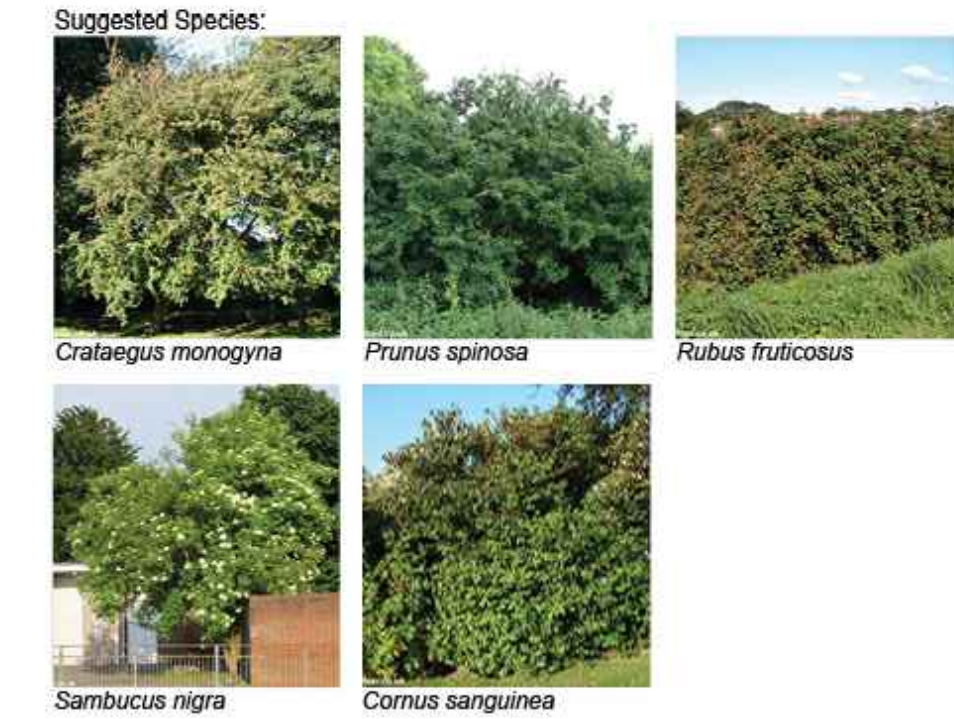
Pond
Planting in the ecological pond SuDS feature will be a native species mix suited to shallow water and pond edges, for example Emorsgate seed mixture EP1: Pond Edge Mixture.



Tree Planting
Suggested Species:
Tilia cordata
Quercus robur
Carpinus betulus
Sorbus aucuparia
Prunus avium



Scrub Mix
Suggested Species:
Crataegus monogyna
Prunus spinosa
Rubus fruticosus
Sambucus nigra
Cornus sanguinea



Native Hedgerow Mix
Corylus avellana, *Crataegus monogyna*, *Ilex aquifolium*, *Prunus spinosa*, *Rosa canina*, *Acer campestre* and *Rhamnus cathartica*



Example of Meadow Grassland and Scrub Margin to Tree Belt



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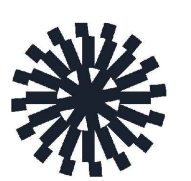
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NOT FOR CONSTRUCTION

- Site Boundary
- Existing Vegetation
- Proposed Native Tree Planting
- Proposed Native Hedgerow
- Proposed Native Shrubs/Scrub
- Proposed Rough Grassland-Emorsgate EM1 'Basic General Purpose Meadow Mixture' or similar approved
- Proposed Evergreen Shrub Planting
- Hibernacula/Ecological Log Pile
- Insect Hotels
- Proposed Pond

Rev	Description	Date



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Project title
West London Film Studios Extension

Drawing title
Ecological Buffer Zone Enhancement Plan

Issued By
Birmingham
Status
Not to scale @ A1
Date
October 2020

Drawing number
11842/P13 Sheet 1 of 2

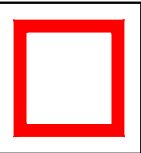
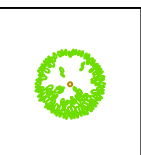
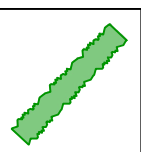
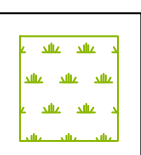
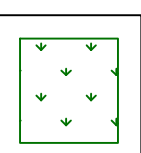
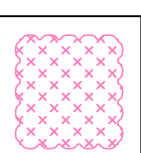
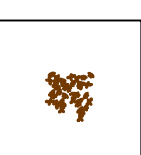
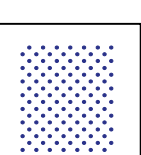
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-  Proposed Evergreen Shrub Planting
-  Hibernacula/Ecological Log Pile
-  Insect Hotels
-  Proposed Pond

Rev	Description	Date
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Project title
West London Film Studios Extension

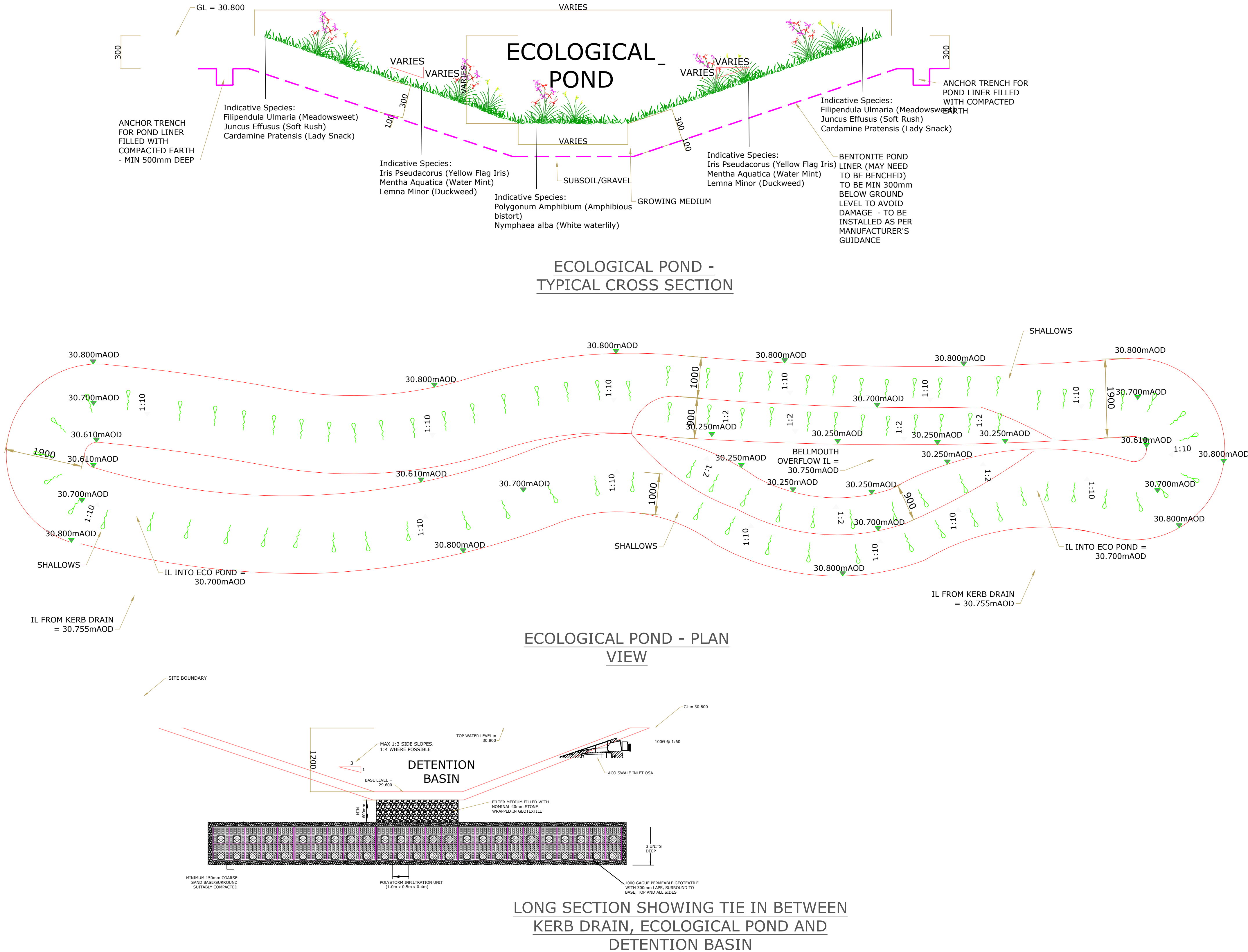
Drawing title
Ecological Buffer Zone Enhancement Plan

Issued By Birmingham
Scale Not to scale @ A1
Status -
Date October 2020

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Checked AG
Approved WL

Drawing number
11842/P13 Sheet 2 of 2

Revision
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Not to Scale



Appendix 2: Phase 2 Reptile Survey (report 11842_R03)

Appendix 2: Reptile Survey Results

Survey Results

A2.1. Results of the reptile survey have confirmed the likely absence of reptiles on the site proposed for development. The results of the survey are summarised in **Table A2.1** below:

Visit	Date	Grass snake	Common Lizard	Slow worm
1	28/03/19	0	0	0
2	29/03/19	0	0	0
3	01/04/19	0	0	0
4	10/04/19	0	0	0
5	12/04/19	0	0	0
6	15/04/19	0	0	0
7	16/04/19	0	0	0

Table A2.1 Reptile Survey Results

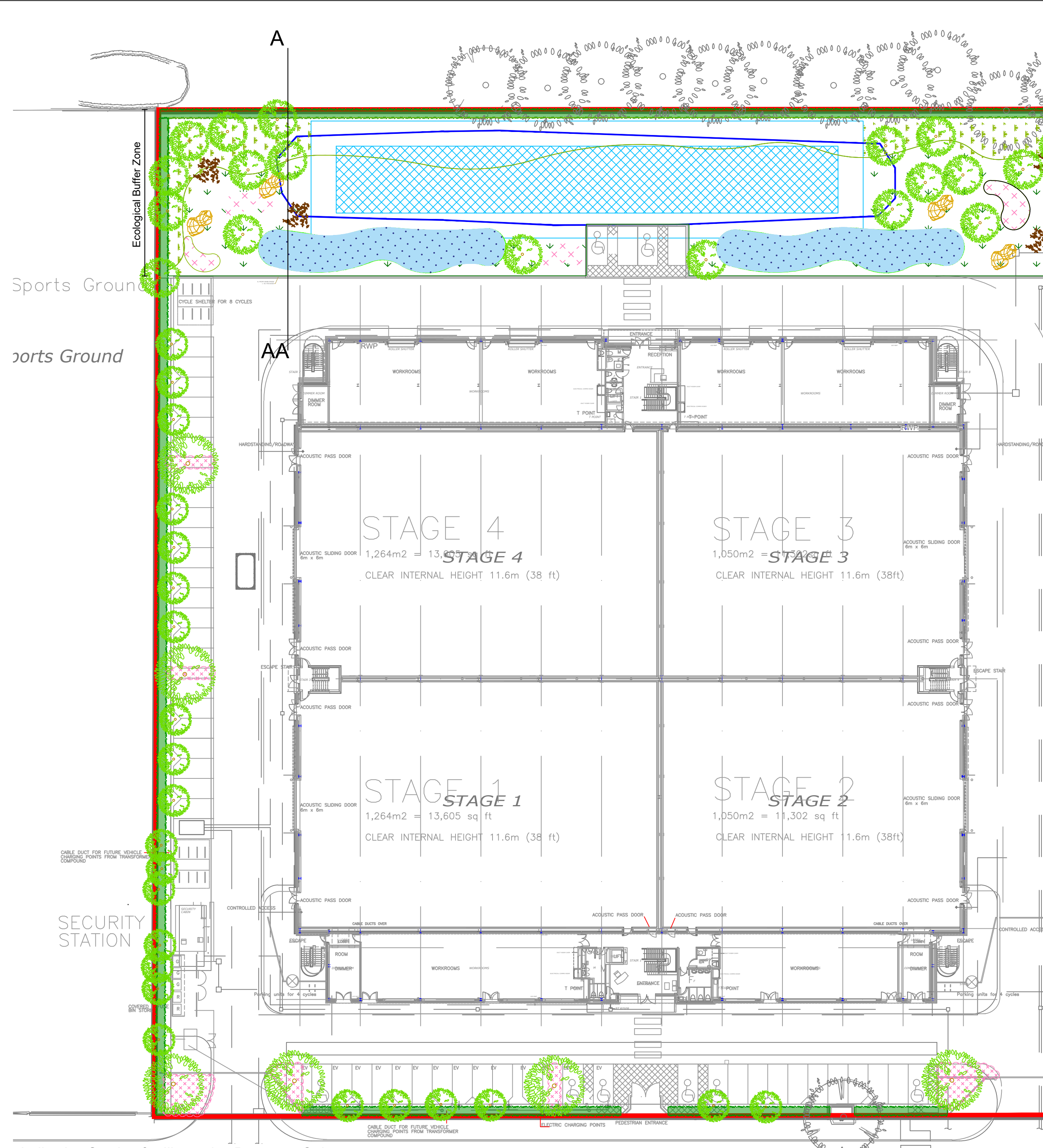




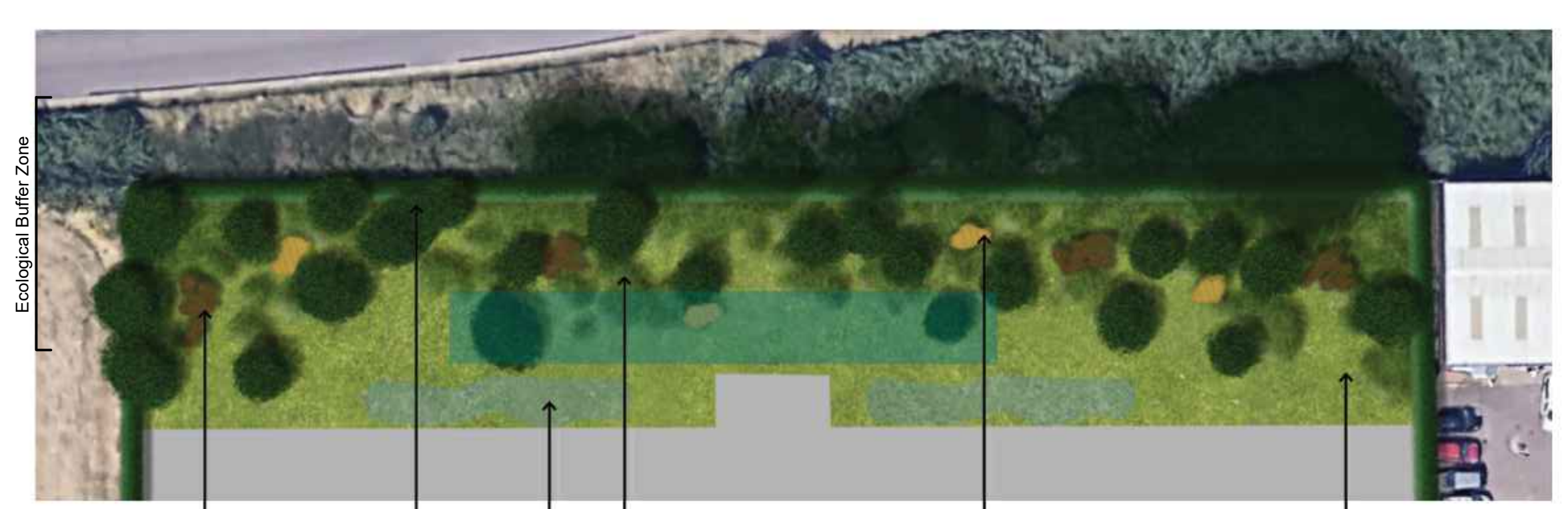
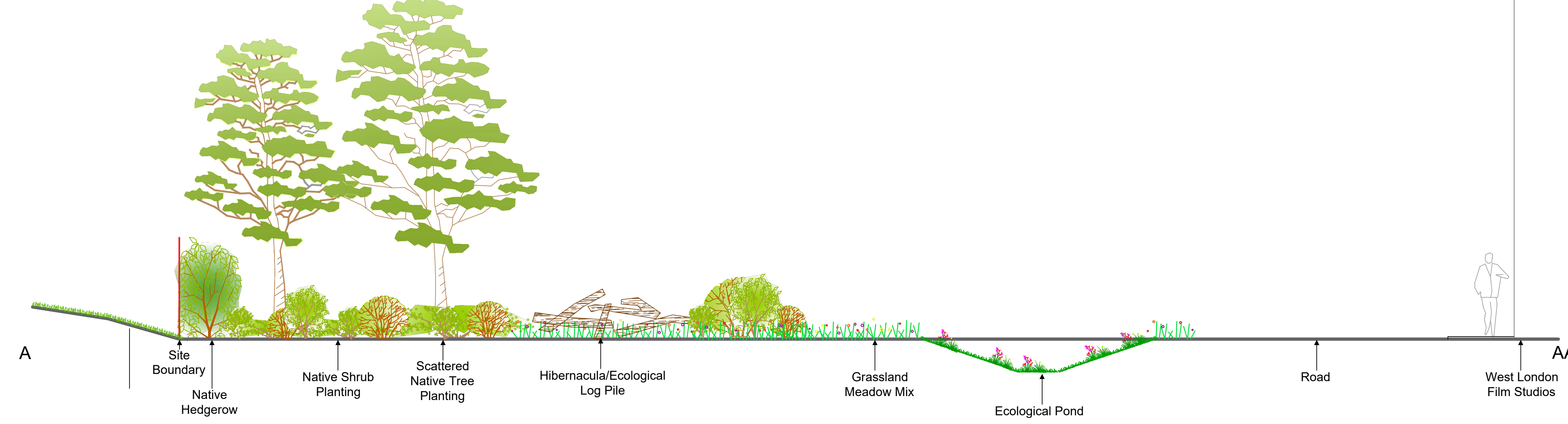
Appendix 3: SINC Extension Boundary Plan (drawing 11842_P01)



Appendix 4: Ecological Buffer Enhancement Plan (drawing 11842_P13D)



Indicative Section for Illustrative Purposes Only



Log Piles/Hibernacula
Creation of log piles/hibernacula to benefit a wide-range of wildlife. Log piles create a refuge for small mammals, reptiles, amphibians and birds. They are also an essential habitat for invertebrates that in turn provide an important food source for the above species.



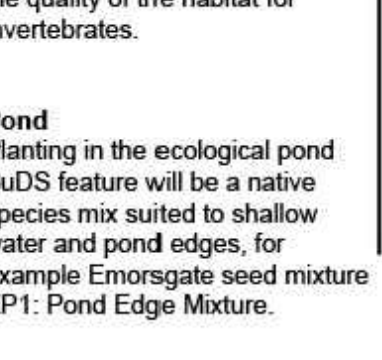
Tree Planting/Native Hedgerow
Planting of native tree species and a new native hedgerow will provide a habitat that transitions from mature vegetation through to scrub and grassland. This will provide a range of foraging opportunities for birds and small mammals, as well as improving the quality of the habitat for invertebrates.



Pond
Planting in the ecological pond SuDS feature will be a native species mix suited to shallow water and pond edges, for example Emorsgate seed mixture EP1: Pond Edge Mixture.



Scrub Planting
Patches of scrub will be planted within the grassland to provide a habitat mosaic within the ecological buffer zone. This will increase the amount of vegetation suitable for nesting birds, as well as increasing the amount of 'edge habitat' between the scrub and grassland which improves habitat quality for reptiles.



Insect Hotels
Insect hotels provide an important place for invertebrates to shelter, hibernate, lay eggs and raise their young. Species that can benefit from their installation include bees, wasps, spiders, and lepidoptera. Providing these at several locations within the buffer zone will increase the abundance and biodiversity of the invertebrate assemblage that the site can support.



Wildflower Meadow
The creation of a wildflower meadow using the Emorsgate EM2 General Purpose Meadow Mix will provide a species composition characteristic of a traditional meadow. This area will be managed without a cut between spring and early August to give the species a chance to flower, providing a higher quality and more biodiverse grassland than what is currently present on site.



Grassland
Suggested Species:



Tree Planting
Suggested Species:



Scrub Mix
Suggested Species:



Native Hedgerow Mix
Corylus avellana, *Crataegus monogyna*, *Ilex aquifolium*, *Prunus spinosa*, *Rosa canina*, *Acer campestre* and *Rhamnus cathartica*



Example of Meadow Grassland and Scrub Margin to Tree Belt



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NOT FOR CONSTRUCTION

- Site Boundary
- Existing Vegetation
- Proposed Native Tree Planting
- Proposed Native Hedgerow
- Proposed Native Shrubs/Scrub
- Proposed Rough Grassland-Emorsgate EM1 'Basic General Purpose Meadow Mixture' or similar approved
- Proposed Evergreen Shrub Planting
- Hibernacula/Ecological Log Pile
- Insect Hotels
- Proposed Pond

Rev	Description	Date
1	Issue for Information	10/10/20



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Project title
West London Film Studios Extension

Drawing title
Ecological Buffer Zone Enhancement Plan

Issued By
Birmingham
Not to scale @ A1
Status
October 2020

Drawing number
11842/P13 Sheet 1 of 2

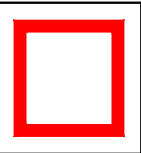
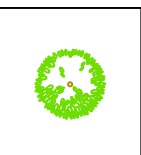
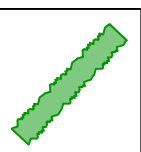
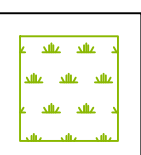
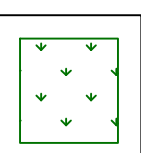
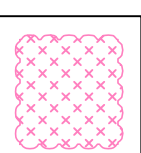
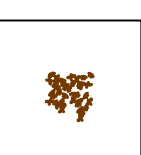
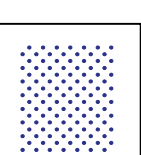
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Drawn
Checked
Approved
Revision
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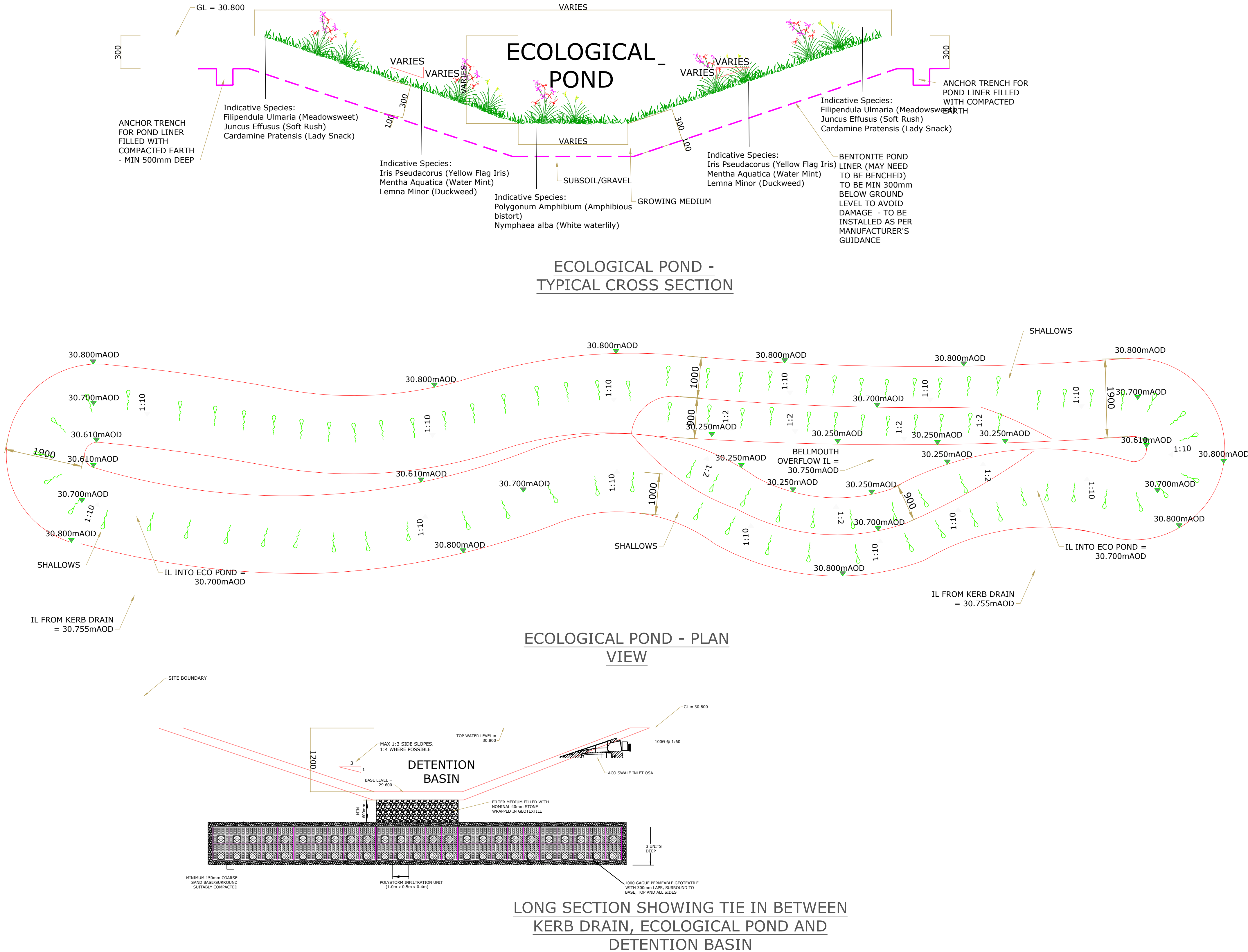
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Ecological Buffer Zone Enhancement Plan

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T: 0121 773 0770
Drawn KL/AB
Checked AG
Approved WL

Drawing number
11842/P13 Sheet 2 of 2

Revision
D



Not to Scale

