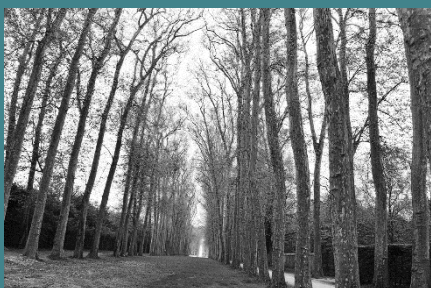


FPCR | environment
& design



ECOLOGICAL APPRAISAL

Client

JPB Architects

Project

**Brook House,
Uxbridge**

Date

December 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	JAG / DLS / 27.11.24	KAB / 05.12.24
1A	Final	DLS / 07.07.25	DAH / 09.07.2025
B	Final	DAH / 10.12.25	DAH / 10.12.25

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
- FPCR were commissioned by JPB Architects to undertake an Ecological Appraisal (EcoApp) of Brook House, Cowley Mill Road, Uxbridge to provide an ecological baseline for the Site and determine its ecological importance. - The proposals are for a two-storey extension to the existing office building in the centre of the Site, with associated landscaping and additional Photovoltaic panels (PV) to be installed post-development. - A suite of ecological surveys has been undertaken to inform this assessment, including a desktop study, UKHab Survey, Preliminary Protected Species Assessments, and a Building Roost Assessment for bats.
Results
- Three internationally designated sites were located within 15km of the Site: Burnham Beeches SAC; Windsor Forest and Great Park SAC; and South-West London Waterbodies RAMSAR / SPA. - One SSSI was located within 2km of the Site, Kingcup Meadows and Oldhouse Wood SSSI. Two unnamed parcels of Ancient Woodland also occur within a 2km radius. - Three SINC's were identified within 1km of the Site: London Canal's; Little Britain; and Frays River at Uxbridge Moor. - The Site was dominated by hardstanding and buildings at the time of the walkover survey, with areas of modified grassland, introduced shrub, ruderal/ephemeral vegetation, hedgerows, and trees also present. - The three buildings onsite (B1 – B3) were assessed for their potential to support roosting bats, all were found to be negligible. - The Site supports very limited suitability for nesting birds and for foraging/sheltering hedgehogs. - Other protected species, including great crested newts, badgers and reptiles, have all been assessed as being likely absent from the Site due to its small size, limited extent of habitat, and its isolation.
Discussion
- The proposals are not anticipated to lead to any significant negative effects on any ecological receptors or designated sites. - Mitigation recommendations have been provided to avoid harming protected and notable species during works, including bats, nesting birds, and hedgehogs. - Habitat creation including green roofs, introduced shrub and native hedgerow as well as enhancement measures including the provision of bird and bat boxes will increase the foraging, commuting, nesting & roosting opportunities onsite to the betterment of local wildlife. - This assessment has demonstrated that the proposals will result in a 85.36% net gain in biodiversity units for habitats.

2.0 INTRODUCTION

2.1 The following Ecological Appraisal has been prepared by FPCR Environment and Design Ltd on behalf of JPB Architects for the development proposals of Brook House, Cowley Mill Rd, Uxbridge UB8 2SU (Central OS Grid Ref: TQ 04661 83414) hereafter referred to as the 'Site'.

2.2 The aim of the Ecological Appraisal is to:

- provide a summary of the methods and results of all survey work to establish an ecological baseline;
- identify and describe all potentially significant ecological effects associated with the proposed development on important ecological features;
- set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects;
- provide an assessment of the significance of residual effects;
- identify appropriate enhancement measures and consider biodiversity net gain; and
- set out the requirements for post-construction monitoring, if required.

Site Context

2.3 The Site is located in Uxbridge, in the Borough of Hillingdon, northeast of Slough and west of London. The Site measures approximately 0.46ha and is comprised predominately of buildings and hardstanding with some individual trees, amenity and ornamental planting, and ornamental hedgerows.

2.4 The Site is located <100m east of the River Colne, but immediate surroundings are that of commercial and residential areas. West of the River Colne are large areas of woodland and scrub extending west and south. East and south of the Site are entirely residential, commercial, and industrial areas with very little green space.

Site Proposals

2.5 The scope of the proposals is the erection of a two-storey extension to the existing office building in the centre of the Site with associated soft landscaping and additional Photovoltaic panels (PV) to be installed post-development.

3.0 LEGISLATION AND POLICY

3.1 Details regarding the relevant national policy and legislation in relation to ecology and development sites are provided in *Appendix A*. Those most relevant include:

- The Conservation of Habitats and Species Regulations ("The Habitats Regulations") 2017 (as amended) in relation to the European Protected Species (EPS) great crested newt, (GCN), bats (all species) and dormouse; and European protected sites i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPAs) and Internationally protected "Ramsar Sites" (collectively known as "Natura 2000 sites"). Annex II bat species of particular relevance in relation to SACs designated for bats.
- The Wildlife and Countryside Act 1981 (WCA) (as amended) in relation to all wild birds (including Schedule 1 species), other animals (notably Schedule 5 species), flora (those listed in Schedules 8 and 9) and Sites of Special Scientific Interest (SSSI);
- Protection of Badgers Act 1992;
- Natural Environmental and Rural Communities (NERC) Act 2006 in relation to various priority species and habitats;
- Hedgerow Regulations 1997 made under Section 97 of the Environment Act 1995;
- National Planning Policy Framework (NPPF) (2024);
- The Environment Act 2021;
- The London Plan 2021;
- Local Planning Policy contained within Hillingdon Local Plan Part 1 (2012) and Part 2 (2020);
- Local Nature Reserves (LNR) as designated most recently by the NERC Act 2006;
- Non-statutory protected local sites including County Wildlife Sites (CWS), Sites of Importance for Nature Conservation (SINC), Local Wildlife Sites (LWS) and Ancient Woodland Inventory (AWI) sites;
- Local Biodiversity Action Plans (LBAP); and
- Birds of Conservation Concern (BoCC).

Biodiversity Net Gain

The Environment Act 2021

- 3.2 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.
- 3.3 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

- 3.4 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals will be compliant with the requirements of the Environment Act

Biodiversity Net Gain Hierarchy

- 3.5 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - a) Prioritising the enhancement of existing habitats; then
 - b) Creation of onsite habitats;
 - c) Allocation of registered offsite unit gains; then
 - d) Purchase of biodiversity credits
- 3.6 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out in paragraph 186(a) of the National Planning Policy Framework (2023) which is addressed in the accompanying Ecological Appraisal where relevant.

Exemptions

- 3.7 There are a number of circumstances where a Site will be exempt from biodiversity net gain including:
- Development impacting habitat of an area below a 'de minimis' threshold of 25m², or 5m for linear habitats.
 - Householder applications (as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015).
 - Self-build and custom-build applications (no more than 9 dwellings, site no larger than 0.5 ha and consists exclusively of self-build/ custom dwellings).
 - Biodiversity gain sites (where habitats are being enhanced for wildlife only).
 - Previously developed land with a baseline score of zero (exempted via the metric).

- 3.8 The proposals for the Site do not fall under any of the above criteria and this report has therefore been prepared in order to aid the London Borough of Hillingdon in their decision-making process.

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 3.9 The BNG PPG sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in table 1 below.
- 3.10 Additional detail and information appropriate to the application is provided within this report in order to assist London Borough of Hillingdon in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to the Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.
<i>Where an earlier date is proposed, provide the reasons for proposing that date.</i>	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 23 October 2024. This is considered to be an appropriate date as it is within the data that ecological data is considered valid (two years, as recommended by CIEEM).
<i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the onsite habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i>	The Statutory Biodiversity Metric, published on 7 July 2024, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
<i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of onsite biodiversity value (degradation).</i>	During the walkover survey of the site on 23 October 2024, vegetation had recently been cut to ground level as part of ongoing site management. The classification of habitats has therefore been based on a combination of a review of historic mapping, the identification of vegetation based on regrowth observed during the walkover survey and historic imagery from Google Earth.

<i>A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)</i>	This statement confirms that no irreplaceable habitat has been identified onsite.
<i>Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i>	Figure 1 shows the baseline habitats present onsite on the proposed relevant date (23 October 2024). This includes the minimum requirement to show an identified scale and north arrow.

4.0 METHODOLOGY

Desk Study

- 4.1 In order to compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:
- Multi-Agency Geographic Information for the Countryside (MAGIC);
 - Greenspace Information for Greater London (GIGL); and
 - Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC).
- 4.2 Further inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.
- 4.3 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:
- 4.4 15km around the application area for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites).
- 4.5 2km around the application area for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs) and Ancient Woodland Inventory sites).
- 4.6 1km around the site for sites of County Importance (e.g. Biological Heritage Sites, Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCs)) and species records (e.g. protected, Local Biodiversity Action Plan (LBAP) or notable species).
- 4.7 When handling data, species data were filtered to include records from the previous ten years only.

Field Surveys

UK Habitat Classification Survey

- 4.8 The Site was subject to a field survey by FPCR, conducted on 13 March 2024 using a methodology broadly based on UK Habitat Classification System (UKHab)¹ and the Defra Biodiversity Net Gain Statutory Metric User Guidance. This involved a systematic walkover of the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. Habitats were broadly mapped in the field using a detailed topography map produced for the scheme using pens or pencils as appropriate.

¹ Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Retrieved July 26, 2024, from <https://ukhab.org/>

- 4.9 Habitat condition assessment surveys were also completed in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. A summary of the habitat condition assessment survey results is presented in this report.
- 4.10 Where feasible, target notes and species lists were compiled for individual areas, and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows Stace (2010). Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features likely to be of interest.

Preliminary Protected Species Assessment

- 4.11 During the extended UKHab survey, observations, identification, and signs of any species protected under the following list of Acts and Regulations (collectively referred to herein as 'Protected Species') were recorded:
- Schedule 1 of the Wildlife and Countryside Act 1981 (as amended);
 - The Protection of Badgers Act 1992; and
 - The Conservation of Habitats and Species Regulations 2017.
- 4.12 Consideration was also given to the existence and use of the site by other fauna listed as one or more of the following (collectively referred to herein as 'Notable Species'):
- Species of Principal Importance (SPI) for the conservation of biodiversity in England on the Natural Environment and Rural Communities (NERC) Act, Section 41 (S41);
 - Species listed on any Local Biodiversity Action Plan (LBAP) initiatives;
 - Red Data Book (RDB) species; and
 - Red or Amber listed Birds of Conservation Concern (BoCC).
- 4.13 The likely presence or absence of protected and notable species has been assessed by a number of factors including the availability of suitable habitat, connectivity, known species distribution, local records, and an understanding of the ecology and habitats requirement of the individual species assessed. Examples of the types of criteria for likely presence/absence used as part of this assessment are provided in Table 1.

Table 2: Criteria for Assessing Presence/ Likely Absence of Protected/Notable Species.

Likelihood of Presence	Example Criteria
Negligible	Where one or more of the following is true for the site: it offers no suitable habitat; it is isolated from known areas of suitable habitats/species presence; displays no evidence of use by the species in question; it is outside of the known local/regional/national distribution for the species; and there are no desk study records are present during the data search.
Low	Where one or more of the following is true for the site: the habitats present are of poor to moderate suitability; it is limited or restricted connectivity to areas of suitable offsite habitat or areas with known presence; it is in a location where the species distribution is known to be sparse at a local or regional scale; the desk study indicates the presence of the species in the locality in small to moderate numbers.

Likelihood of Presence	Example Criteria
Moderate	Where one or more of the following is true for the site: the habitats present are of moderate to high suitability; it is clearly connected to suitable offsite habitat or areas with known presence; it is in a location where the species is known to be well distributed; the desk study indicates the presence of the species in the locality in moderate to good numbers.
High	Where one or more of the following is true for the site: the habitats present are of optimal suitability; it is adjacent to areas of suitable offsite habitat or areas with known presence; it is in a location where the species is known to be well distributed; there are field signs evidencing that a species has been present on the site; the desk study indicates the presence of the species has been historically present on or within the immediate vicinity of the site.
Present	The species was observed using the site during the extended phase 1 habitat survey or, where appropriate for certain species, field signs indicate the regular use of the site i.e. the presence of a badger sett.

Further Protected Species Surveys

- 4.14 Following the preliminary protected species surveys, a further survey was undertaken to assess the suitability of the onsite buildings (*Figure 2*) for their potential to support roosting bats.

Building Bat Roost Assessment

- 4.15 Internal and external building assessments were carried out on the 13th of March 2024 by Casey Higgins-King, an appropriately experienced ecologist from FPCR Environment and Design Ltd., based on Bat Conservation Trust's (BCT) best practice guidance (BCT, 2023).
- 4.16 The exterior of the building was visually assessed for potential roosting features (PRFs), access points, and evidence of bat activity. Features, such as small gaps under barge/soffit/fascia boards, raised or missing roof tiles and gaps at gable ends, which have the potential to be used as access points, were sought. Evidence that bats actively used potential access points included staining or bat droppings under gaps. Indicators that potential access points had not been recently used included the presence of cobwebs and general detritus.
- 4.17 The interior of the buildings was visually assessed for evidence of bat activity and/or the potential to be used by bats using a high-powered torch. Evidence of a roost was searched for, such as the presence of dead or live bat(s), concentrated piles or scattered droppings, food remains such as insect wing fragments, as well as scratch marks and/or staining.
- 4.18 The buildings were then placed into bat roost potential categories as per the most up-to-date BCT guidance at the time (BCT, 2023) that is summarised in *Table 3*.

Table 3: Bat Roost Potential Categories for Trees and Buildings.

Likelihood of Presence	Example Criteria
Negligible Potential	No features present likely to be used by roosting bats.

Likelihood of Presence	Example Criteria
Low Potential	A 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 on a regular basis or by larger numbers of bats.
Moderate Potential	A 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 (irrespective of species conservation status, which is established after presence is confirmed).
High Potential	A 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.
Confirmed Roost	Evidence of roosting bats in the form of live/dead bats, droppings, urine staining, fur oil staining etc.

Limitations

- 4.19 This assessment aims to provide baseline ecological data for the Site and as such presents an overview of the habitats and features present during the specific surveys undertaken to date. Due to the transient and complex nature of ecosystems, no investigation can provide a complete representation or prediction of the natural environment present, however, every effort has been made to ensure an accurate description of the Site is presented, by following best practice guidance, experience, and professional judgement.
- 4.20 The UKHab Baseline Habitat Plan (*Figure 2*) has been reproduced from detailed field notes and informed by aerial imagery, OS mapping, and Site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 4.21 Data provided by third-party sources collated during the desktop study is generally made up from a wide range of sources including (but not limited to) those submitted by ecological consultancies, wildlife conservation organisations, and volunteers. As such, this data is typically focused on areas of known nature conservation and is reliant upon formal surveys having been undertaken within an area or the presence of an expert within the locality (particularly for invertebrate records) and as such this data can never be fully relied upon as a complete ecological dataset for any given area. Rather, this data is used as a guide to the likely presence of notable ecological features and can never be relied upon for likely absence.
- 4.22 Given the transient nature of natural processes, ecological data should never be relied upon for more than two years from the completion of surveys.
- 4.23 No other limitations specific to this survey influenced this assessment.

5.0 RESULTS

Desk study

Statutory Designated Sites

- 5.1 The designated sites below are shown in *Figure 1*.

Internationally Designated Sites

- 5.2 Three internally designated sites were located within 15km of the Site; South-West London Waterbodies RAMSAR & SPA situated approximately 7.9km south, Burnham Beeches SAC situated approximately 8.9km north-west and Windsor Forest and Great Park SAC situated approximately 11.5km south-west.
- 5.3 South-West London Waterbodies RAMSAR and SPA: A series of reservoirs and former gravel pits that support internationally important number of wintering gadwall *Anas strepera* and shoveler duck *Anas clypeata*.
- 5.4 Burnham Beeches SAC: An example of Atlantic acidophilous beech forests in central southern England. It is an extensive area of former beech wood-pasture with many old pollards and associated beech *Fagus sylvatica* and oak *Quercus spp.* high forest. Surveys have shown that it is one of the richest sites for saproxylic invertebrates in the UK, including 14 Red Data Book species. It also retains nationally important epiphytic communities, including the moss *Zygodon forsteri*.
- 5.5 Windsor Forest and Great Park SAC: Windsor Forest contains dry oak-dominated woodland, with ancient oak pollards scattered throughout the Park and Forest. Veteran trees occur with a mosaic of unimproved and semi-improved grassland and grass-heath. It has the largest number of ancient oaks *Quercus spp.* in Britain (and probably in Europe), a consequence of its management as wood-pasture, and numerous over-mature beech trees *Fagus sylvatica*. The site is of importance for its range and diversity of saproxylic (dead wood) invertebrates, including many rare species (e.g. the violet click beetle *Limoniscus violaceus*), and has recently been recognised as having rich fungal assemblages.

Nationally Designated Sites

- 5.6 One SSSI was identified within the 2km search area. Kingcup Meadows and Oldhouse Wood is located approximately 1.75km north-west of the Site. This site comprises of an intimate mosaic of habitats adjacent to the river Alderbourne. These include woodland, unimproved pastures, and semi and unimproved meadowland. The fields are comprised of dry grassland, wet grassland, and areas of fen and swampy vegetation. Oldhouse Wood has a wide range of native trees and shrubs, along with many woodland species, indicative of ancient woodland.
- 5.7 Two unnamed areas of ancient woodland were identified approximately 0.8km and 0.9km west, as shown in *Figure 1*.

Non-Statutory Designated Sites

- 5.8 Three SINC's were located within a 1km search radius of the Site. Further details including reasons for designation are provided in *Table 4* below and can be seen in *Figure 1*.

Table 4. Sites of Importance for Nature Conservation

Site Name	Area (ha)	Approximate Distance and Direction from Site	Reason for Designation
Little Britain	87.46 Ha	Surrounds Site. Closest section runs adjacent to eastern border of Site	This area of the Colne valley comprises a variety of habitats including lakes, rivers, unimproved floodplain grassland, wet woodland, scrub, areas of wasteland, woodland, and neutral grassland. The site supports breeding and wintering birds, specially protected water voles as well as recent reports of otters in the vicinity. The area is also of importance for bats.
London Canals	187.5 Ha	0.25km E	London's canals support a wide range of aquatic flora, invertebrate fauna (including several species of dragon/damselflies), a diverse fish community, and breeding waterfowl.
Frays River at Uxbridge Moor	4.23 Ha	0.60km E	A section of the Fray's River flows through Uxbridge and Cowley, providing a value wildlife corridor. Rockingham Recreation Grounds hold a reasonable diversity of wetland plants that provide refuge and foraging for moorhen and potential dragonflies and damselflies. Two small, wooded islands are used as nesting sites by mute swan and mallard nests.

Protected and Notable Species

- 5.9 Numerous species records were returned from GiGL and BMERC, which were filtered to isolate those from within a 1km radius and from the last ten years. Those from GiGL could not be mapped as they do not include geographical mapping information in their consultation data, nor could some of the records from BMERC due to low resolution. The records from BMERC that were of sufficient resolution are included in *Figure 1*, and all of the results are summarised in *Table 5* and paragraph 5.10.

Table 5. Protected and notable species records

Species	Conservation Status	Approximate Location of Nearest Records Relative to The Site	Year of most Recent Record
Birds			
Whinchat <i>Saxicola rubetra</i>	Local Spp of Cons Conc Bird-Red	887m SW	2014
Canada Goose <i>Branta canadensis</i>	BDir2.1, Bonn2, GBNNSIP, INNS, WCA9	750m NW	2014
House Martin <i>Delichon urbicum</i>	LPS Bird-Red	887m SW	2014
Little Egret <i>Egretta garzetta</i>	BDir1	696m SW	2014
Red Kite <i>Milvus milvus</i>	BDir1 WCA1.1	109m SE	2017
Starling <i>Sturnus vulgaris</i>	LPS Local Spp of Cons Conc Bird-Red	887m SW	2014
Invertebrates			

Species	Conservation Status	Approximate Location of Nearest Records Relative to The Site	Year of most Recent Record
Stag Beetle <i>Lucanus cervus</i>	HDir2 NERC41 LPS	145m E	2021
Small Copper <i>Lycaena phlaeas</i>	LPS	900m E	2021
Essex Skipper <i>Thymelicus lineola</i>	LI[Low Priority]	720m W	2021
Beetle spp. <i>Acupalpus exiguus</i>	RDB-NS	925m SW	2017
True fly spp. <i>Dicranomyia chorea</i>	RD1-R	925 SW	2018
Adonis' Ladybird <i>Hippodamia variegata</i>	RDB-NB	925 SW	2018
Spined Hylaeus <i>Hylaeus cornutus</i>	RDB-NA	925 SW	2018
Lobe-spurred Furrow Bee <i>Lasioglossum pauxillum</i>	RDB-NA	925 SW	2017
Painted Nomad Bee <i>Nomada fucata</i>	RDB-NA	925 SW	2018
Beetle spp. <i>Platynaspis luteorubra</i>	RDB-NA	925 SW	2018
Drab Wood-soldierfly <i>Solva marginata</i>	RDB-NS RL-VU	925 SW	2018
Swollen-thighed Blood Bee <i>Sphcodes crassus</i>	RDB-NB	925 SW	2017
Beetle spp. <i>Tachyura parvula</i>	RDB-NS	925 SW	2018
Mammals			
West European Hedgehog <i>Erinaceus europaeus</i>	NERC41 LPS Local Spp of Cons Conc RL-VU	103m E	2019
Key: BDir1 – EU Birds Directive Annex 1 - Birds which are the subject of special conservation measures; BDir2.1 – EU Birds Directive Annex 2.1 - Birds which may potentially be hunted; Bird-Red – Birds of Conservation Concern Red List; Bonn2 – Bonn Convention on the Conservation of Migratory Species of Wild Animals, Appendix 2 - Migratory Species to be the subject of agreements; HDir2 – Habitats Directive, Annex II – Species requiring designation of Special Areas of Conservation; LI[Low Priority] – Locally Important Species; Local Spp of Cons Conc – Local species of conservation concern; LPS – Locally Protected Species; NERC41 – Section 41 of the Natural Environment and Rural Communities Act 2006; RD1-R – Red Data Book listing (based on IUCN guidelines) - Rare; RDB-NA – Red Data Book listing (not based on IUCN guidelines) - Notable A; RDB-NB – Red Data Book listing (not based on IUCN guidelines) - Notable B; RDB-NS – Red Data Book listing (not based on IUCN guidelines) - Nationally scarce; RL-VU – IUCN Red List of Threatened Species - Vulnerable; WCA1.1 – Wildlife and Countryside Act 1981 Schedule 1.1 - Birds which are protected at all times.			

- 5.10 The desktop study also returned records of other notable species that were found within a 2km radius of the Site, including nine species of bat (brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, Leisler's bat *Nyctalus leisleri*, noctule *Nyctalus noctula*, Myotis bat *Myotis spp.*, soprano pipistrelle *Pipistrellus pygmaeus*, serotine *Eptesicus serotinus*, and one unknown species), two reptile species (slow worm *Anguis fragilis* and common lizard *Zootoca vivipara*), water vole *Arvicola amphibius*, and common toad *Bufo bufo*.

Field Surveys

UKHab Survey

- 5.11 The locations of the habitats described below are illustrated in *Figure 2: UKHab Baseline Habitat Plan* and photos of the Site are provided in *Appendix B*. Habitat Condition Assessment results are provided in *Appendix C*.

Modified Grassland

- 5.12 Three small areas of modified grassland (G1 – G3) were present across the Site, along the northern boundary and on the southwest corner of the main existing building (B1). These areas were comprised of an abundance of perennial rye *Lolium perenne* and featured frequent red fescue *Festuca rubra* with occasional common whitlow grass *Draba verna*, tufted hair grass *Deschampsia cespitosa*, and cock's foot *Dactylus glomerata*. These areas also featured dandelion *Taraxacum spp.*, creeping buttercup *Ranunculus repens*, and an abundance of moss species.

Ruderal/Ephemeral

- 5.13 Four areas (R1-R4) were dominated by colonising annuals including abundant cow parsley *Anthriscus sylvestris*, daisy *Bellis perennis*, doves foot cranesbill *Geranium molle*, frequent red-dead nettle *Lamium purpureum*, and mouse-ear chickweed *Cerastium fontanum*. Dandelion also featured in varying amounts across the four areas (abundant/occasional), as well as common whitlow grass (frequent/occasional), cleavers *Galium aparine* (occasional/absent) and annual meadow grass *Poa annua* (occasional).

Developed Land (Sealed Surface)

- 5.14 The Site is predominantly comprised of hardstanding which surrounds the main building (and small areas of grassland). This area is utilised as car parking associated with the offices.
- 5.15 Three buildings were present onsite: the main office building (B1) in the centre of the Site, a wooden shed (B2) on the northern boundary, and a shipping container (B3) in the southern corner.

Hedgerows

- 5.16 There are four hedgerows situated across the Site, comprising two small hedges on the northern boundary (H1 and H4), a hedgerow along the length of the eastern boundary (H2) and a hedgerow along the length of the southern boundary (H3). All four of these hedgerows are ornamental hedgerows comprised entirely of cherry laurel *Prunus laurocerasus*.

Trees

- 5.17 A treeline is present along the eastern boundary behind H2, which is comprised of nine medium-sized ash *Fraxinus excelsior* and one medium willow *Salix spp.*
- 5.18 Four individual trees were present across the Site. Three medium sized ash trees (T1-T3) were present south of B1 and one medium-sized alder *Alnus glutinosa* (T4) was present along the northern boundary.

Introduced Shrub

- 5.19 Two small areas of introduced shrub were present in the carpark; one in the east of the Site, comprising ornamental non-native species including New Zealand flax *Phormium tenax* 'purpureum' and one along the northern boundary which comprised *Pyracantha* spp.

Preliminary Protected Species Assessment

- 5.20 The potential for the Site to support other protected and notable species has been assessed based on the desktop study results, the habitats present onsite, and their connectivity to suitable offsite habitats. The results of this assessment are summarised in *Table 6* which provides an assessment of the Likelihood of Presence only, not an assessment of suitability, which is discussed in section 6 of this report where relevant.

Table 6: Preliminary Protected Species Assessment Results

Species/ Species Group	Relevant Legislation	Site Assessment	Likelihood of Presence
Badgers	PBA	No evidence of badger was observed during the walkover survey and no records of badgers were return by GIGL or BMERC within the search area. Given the Site's small size, the lack of optimal habitats, and its isolation from offsite habitats by surrounding rivers and canals, it is considered extremely unlikely that badgers would pose a constraint to the proposals and this species is therefore not considered further in this report.	Likely absent
Birds	WCA	Onsite trees, non-native hedgerows and a small area of introduced shrub support some, albeit limited, suitability to provide nesting habitat for birds. B1 and B3 are well-sealed and in good condition and therefore support no suitability for nesting urban bird species. Due to the ivy coverage on B2 there are limited opportunities for nesting bird activity.	Low
Great Crested Newts	CHSR, WCA	A review of aerial imagery and OS mapping show that the only waterbodies within 250m of the Site are the River Colne and London Canals, both of which are flowing and thus unsuitable for GCN. In addition, the desk study exercise did not identify any GCN records within the search area. This species therefore does not pose a constraint to the proposals and is not considered further in this report.	Likely Absent
Hedgehog	NERC S.41	Onsite non-native hedgerows and small areas of modified grassland and introduced shrub support some, albeit limited, suitability to provide foraging and shelter opportunities for hedgehog. The desk study records indicate that this species is present within the search area, with the closest record about 150m away. Onsite habitat is however poorly connected to offsite areas of habitat and therefore the site suitability has been assessed as being low.	Low

Species/ Species Group	Relevant Legislation	Site Assessment	Likelihood of Presence
Reptiles	WCA	Onsite non-native hedgerows and small areas of modified grassland and introduced shrub support some, albeit limited, suitability to provide foraging and shelter opportunities for reptiles. In addition, the desk study exercise did not identify any reptile records within the search area and onsite habitat is also poorly connected to offsite areas of habitat. Therefore, this species does not pose a constraint to the proposals and is not considered further in this report.	Likely Absent

Bats

Habitat Suitability

- 5.21 Onsite habitats include non-native hedgerows and a small area of introduced shrub, both of which offer very limited suitability as foraging habitat for bats. A line of trees along the southern boundary of the Site does offer potential suitable foraging and roosting habitat, which does connect to further suitable habitat to the west.

Building Roost Assessment

- 5.22 Building B1 comprised a two-storey metal construction office building with a flat roof. On the northern aspect of the building was a glass and Perspex pitched extension which formed a reception area- this glass extension from the main building extended from floor to roof. A single-story porch was to the east of this with a flat felt roof and a soffit box. The building was in good condition with no features suitable to support roosting bats identified. An internal inspection was undertaken and found to be unsuitable to support roosting bats due to the lack of any roof voids or gap/crevices within the built structure, because of the modern construction methods used. Therefore, this building is considered to be of negligible potential to support roosting bats



Photo 1 & 2. External views of B1

- 5.23 Building B2 was small timber clad shed with a pitched timber roof covered with felt that had started to degrade. The building had a thick covering of ivy, and the integrity of the walls had

degraded as a result. However, the dense ivy filled the gaps and crevices, making the walls unsuitable to support roosting bats. It was not possible to access this building internally, although there were no visible access points for bats to enter and so the building is considered to be of negligible potential to support roosting bats.



Photo 3. External view of B2

- 5.24 Building B3 was a well-sealed metal shipping container that had no external features. Internal access was not possible and no potential entry points for bats were identified. B3 was therefore assessed as being of negligible potential to support roosting bats.



Photo 4. External view of B3

6.0 DISCUSSION AND RECOMMENDATIONS

- 6.1 The proposals have been assessed against the current ecological baseline to review the potential impacts anticipated and to provide recommendations for mitigation, compensation, and/or ecological enhancement where appropriate. The assessment of impacts and recommendations for mitigation are based on the most up-to-date indicative proposals for the development.
- 6.2 Relevant legislation and policy for each species is discussed below and is summarised in *Appendix A*.

Designated Sites

Statutory Designated Sites

- 6.3 Due to the very small-scale and commercial nature, the proposals are considered extremely unlikely to lead to a significant negative effect on any of the internationally or nationally designated Sites within the search area. While small scale increases in traffic may result from the proposed upwards extension, due to increased commercial usage, these are considered likely to be trivial in the heavily urbanised location of the Site. Furthermore, no additional parking spaces are being created.
- 6.4 The Site has been checked against Natural England's Impact Risk Zones for Sites of Special Scientific Interest. The Site is proposed as a non-residential commercial facility and does not meet the criteria for the relevant SSSI impact zone and as such the proposals will not impact the integrity of Kingcup Meadows and Oldhouse Wood SSSI, and consequently the corresponding SAC / SPA / Ramsar site.

Non-Statutory Designated Sites

- 6.5 The closest non-statutory designated sites are Little Britain and London Canals SINC. The proposals will be small-scale in nature, consisting of a two-storey extension to an existing office building and some soft landscaping. No significant groundworks are anticipated as a result of the proposals and, as such, it is considered unlikely that the works would lead to any significant indirect negative impacts on the adjacent SINC sites.
- 6.6 No indirect impacts to the other non-statutory designated sites located within the search area are anticipated due to the small-scale nature of works.

Habitats

- 6.7 Habitats onsite comprise built environs, non-native hedgerows, modified grassland, and introduced shrub that are of very limited ecological value. Any losses from these are therefore not considered to pose a constraint to the proposals. A line of trees is also present that is to be retained under the proposals.

Biodiversity Net Gain

- 6.8 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.

- 6.9 As demonstrated in the accompanying Statutory Biodiversity Metric (*Appendix C*) the majority of habitats will be lost as a result of the proposals, with the exception of four medium trees, all four lengths of hedgerow, and the line of trees.
- 6.10 The proposals are demonstrated on *Figure 3: Proposed Habitats Plan* and include the following habitat creation measures:
- The creation of introduced shrub. In accordance with Defra guidance, this habitat is not subject to condition assessments.
 - The planting of 27 small, native trees. These will be managed in the long-term to maintain their health and to allow them to grow to maturity. All will be individual and will be native species and entered into a long-term management plan for at least 30 years to target moderate condition.
 - The creation of intensive and biodiverse green roof, both of which are targeted to achieve moderate condition. This will be achieved by structural variation with a range of plant species that will provide a pollination resource that will benefit wildlife throughout the year.
 - The creation of native hedgerow with trees. In accordance with Defra guidance, this habitat is targeted to achieve moderate condition. The hedgerow will be planted with a minimum of five native woody species per 30m, including trees. This will be managed to provide a continuous linear feature with a minimum height of 1.5m.
- 6.11 The habitat creation proposals highlighted within this report have all been inputted into the Statutory Metric. *Table 7* provides a summary of the headline results of the Statutory Metric assessment completed for the proposals. The full metric has been provided in *Appendix D*.

Table 7: Statutory Metric Headline Results

Baseline	Habitat Units	0.63
	Hedgerow Units	0.29
Post-Intervention	Habitat Units	1.17
	Hedgerow Units	0.45
Total Net Unit Change	Habitat Units	+0.54
	Hedgerow Units	+0.16
Total Net Percentage Change	Habitat Units	+85.36%
	Hedgerow Units	+55.64%

- 6.12 The Statutory Metric also demonstrates that the proposals will satisfy the trading rules of the metric.
- 6.13 The proposals have demonstrated the ability for the Site to lead to the delivery of a net gain that exceeds the minimum requirement of 10% for habitats and hedgerows, in line with the NPPF's policies on "Sustainable Development" and "Conserving and enhancing the natural environment".
- 6.14 The delivery of habitats will be secured through the mandatory Biodiversity Net Gain condition imposed by the Environment Act, 2021. Details of the habitat creation measures will be supplied as part of a Biodiversity Gain Plan which is to be submitted following receipt of planning permission in accordance with the Environment Act 2021 requirements.

Protected and Notable Species

- 6.15 Principal pieces of legislation protecting wild species are Part 1 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Some species, for example badgers, also have their own protective legislation (Protection of Badger Act 1992). The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their Impact within the Planning System.
- 6.16 In addition to protected species, there are those that are otherwise of conservation merit, such as Species of Principal Importance for the purpose of conserving biodiversity under NERC Act 2006. The implications that various identified species or those that are thought reasonably likely to occur may have for developmental design and programming considerations are outlined below.
- 6.17 Details on relevant legislation and policy for protected and notable species is provided in *Appendix A*.

Bats

- 6.18 All three onsite buildings (B1 - B3) were assessed as supporting negligible bat roosting potential and do not pose a constraint to the proposals.
- 6.19 Hedgerow, tree, and shrub habitats onsite provide suitability for foraging and commuting bats, the former two of which to be retained. The shrub within the Site will be lost, however more than four times the original area of shrub habitat is proposed and will increase the foraging and commuting opportunities within the Site.
- 6.20 The lighting and layout of the proposed development will be designed to minimise light-spill onto habitats both within and adjacent to it, particularly those that may be used by the local bat population and following best practice guidance. Therefore, the lighting scheme will include the following:
- The strategic use of landscaping and planting to avoid light spill on sensitive habitats.
 - The avoidance of direct lighting of existing trees, hedgerows, or proposed areas of habitat creation / landscape planting. Any lighting should be directed away from retained or created habitats.
 - Unnecessary light spill will be controlled through a combination of directional lighting, low level lighting columns, hooded / shielded luminaires and strategic planting. Smart lighting should be considered for footpaths and areas of lighting around the edges of the development area to ensure lighting is only provided when necessary.
 - Where located adjacent to green corridors and retained habitats, lights should be installed facing away from the habitats and will be fitted with rear light baffles or cowls to prevent light spill behind them.

Birds

- 6.21 The habitats onsite offer some suitability for nesting birds. Under the proposals these habitats are to be retained, as well as a length of native hedgerow with trees and further trees added, which will improve the nesting potential of the Site for birds.

- 6.22 As a result of the special protection afforded to breeding birds, where any removal of woody vegetation is necessary it is recommended that this takes place outside of the bird breeding season (March to September inclusive) to minimise the risk of disturbance to breeding birds. If this is not possible, such vegetation should be checked prior to removal by a suitably experienced ecologist. If active nests are found, vegetation should be left untouched and suitably buffered from works until all birds have fledged. Specific ecological advice should be sought prior to undertaking the clearance.

Hedgehogs

- 6.23 Given the urban landscape that the Site is situated within there is some (albeit limited) potential for the Site to support hedgehogs.
- 6.24 To avoid any harm to hedgehogs, precautionary working practices are recommended during the construction phase of works. This will include the following working practices:
- During construction any pipes greater than 250mm in diameter will be capped if they are left open overnight, thereby preventing hedgehogs from becoming trapped.
 - Any pits or trenches will similarly be covered overnight, or left with a suitable means of escape, e.g. a stout timber plank forming a ramp.
 - During the construction phase, operations shall be restricted to daylight hours as far as practicable in order to minimise the potential for adverse impacts to hedgehog (and other nocturnal and crepuscular wildlife) through disturbance.
 - Construction offices, material compounds and security buildings will be located in appropriate locations away from retained habitats in order to reduce the potential for accidental damage to habitats. All waste materials are to be appropriately stored, in particular domestic waste from construction site welfare units should be stored in heavy duty bins with lids.

Enhancements

- 6.25 The proposed new office building could include the following enhancements to benefit local wildlife:
- Integrated bat tubes high on external walls or bat boxes on retained trees should be installed to provide additional roosting opportunities for the local bat population.
 - A variety of bird boxes should be installed high on the building or on retained/newly planted trees to provide additional nesting opportunities on site.
 - Planters or borders outside the building should include herb species which provide nectar and pollen opportunities for invertebrates throughout the year, and therefore prey for local bats and birds, as well as amenity value.

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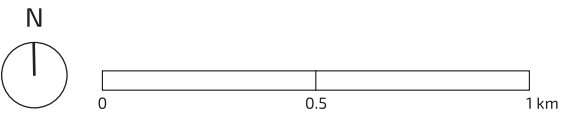
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Key

Site Boundary

1km Buffer

SINC

2km Buffer

SSSI

Ancient Woodland

15km Buffer

RAMSAR

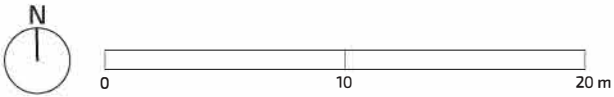
SAC

SPA

Birds
 Canada Goose

Invertebrates
 Essex Skipper
 Stag Beetle

date	05/12/24	drwn/chkd	DLS / XXX
client	JPB Architects		
project	BROOK HOUSE UXBRIDGE		
title	CONSULTATION PLAN	scale	1:17,700 @ A3
number	FIGURE 1	rev	-



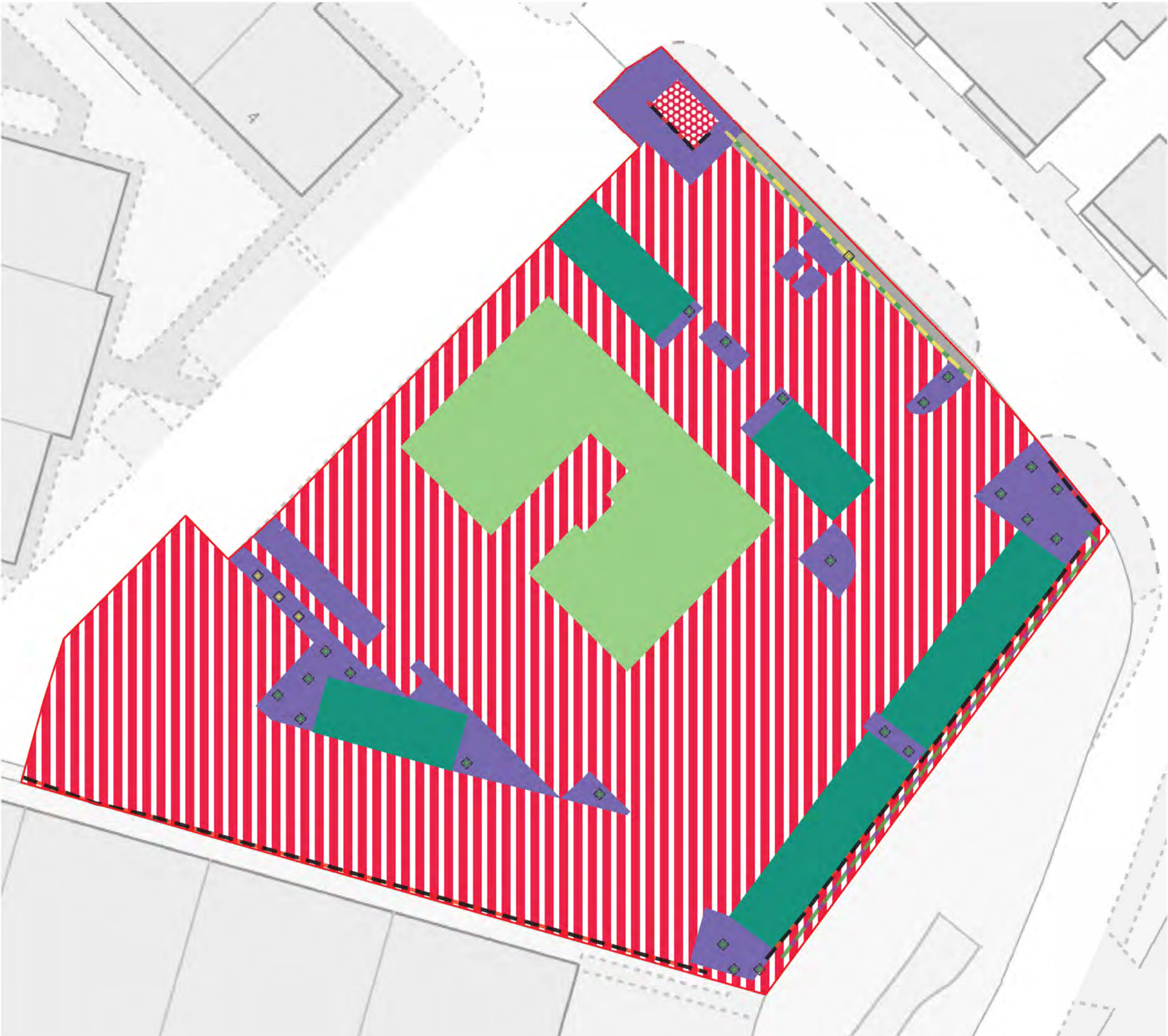
- Redline Boundary
- Baseline Habitats
 - Artificial unvegetated, unsealed surface
 - Developed land; sealed surface
 - Introduced shrub
 - Modified grassland
 - Ruderal/Ephemeral
 - Bare ground
- Baseline Hedgerow
 - Non-native and ornamental hedgerow
 - Line of trees
- Baseline Individual Trees
 - Existing medium urban tree

date	09/12/25	drwn/chkd	DS / DH
------	----------	-----------	---------

client	JPB Architects
project	Brook House

title	BASELINE HABITAT PLAN	scale	1:315 @ A3
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number	FIGURE 2	rev	-
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N

0

10

20 m

Redline Boundary

Proposed Habitats

Artificial unvegetated, unsealed surface

Biodiverse green roof

Developed land; sealed surface

Intensive green roof

Introduced shrub

Ruderal/Ephemeral

Proposed Hedgerows

Non-native and ornamental hedgerow

Line of trees

Native hedgerow with trees

Proposed Individual Trees

Proposed small urban tree

Retained medium urban tree

date	09/12/25	drwn/chkd	DS / DH
client	JPB Architects		
project	Brook House		
title	PROPOSED HABITAT PLAN	scale	1:315 @ A3
number	FIGURE 3	rev	-

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APPENDIX A: RELEVANT LEGISLATION, POLICY AND GUIDANCE

The Conservation of Habitats and Species Regulations (CHSR) (Amendment) (EU Exit) 2019

- 1.1 The Regulations ensure that the habitat and species protection and standards derived from EU law as per "The Habitat Regulations" 2017 amendment, detailed below, will continue to apply after Brexit.

European Protected Sites

- 1.2 The Habitats Regulations ratifies into UK law the "Habitats Directive" (92/42/EEC) and the "Birds Directive" (79/409/EEC). It places a duty on the Secretary of State to propose a list of sites which are important for species listed in Annex I and II of the Habitats Directive respectively to the European Commission. Once the Commission and EU Member States have agreed that the sites submitted are worthy of designation, they are identified as Sites of Community Importance (SCIs). The EU Member States must then designate these sites as Special Areas of Conservation (SACs) within six years.
- 1.3 The Regulations require the compilation and maintenance of a register of European sites to include SACs as well as Special Protection Areas (SPAs) designated for birds. The SAC and SPAs under the CHSR are referred to as national site networks. Ramsar sites are of international importance and do not form part of the national site networks; but boundaries might overlap SAC and SPA designations.

European Protected Species

- 1.4 The Habitats Regulations includes a list of animals and plant species taken from the Annex IV of the Habitats Directive that have a natural range in Great Britain. These are collectively known as European Protected Species (EPS) and are listed in *Table 1*. The regulations make it an offence to deliberately capture, kill, disturb, take or destroy eggs of, or damage or destroy a breeding or resting place of animals listed in Schedule 2 of the Regulations, and to pick, collect, cut, uproot or destroy wild plants listed in Schedule 5 of the Regulations. They also protect these species alive or dead and parts thereof from various forms of possession and trade.
- 1.5 These actions may be made lawful in certain circumstances through the granting of licences by the appropriate authority (Natural England). Licences must only be granted after the appropriate authority is satisfied that no satisfactory alternatives are available. In most circumstances, licences are only applied for and granted following full planning permission.
- 1.6 In determining whether or not to grant a licence Natural England must apply the requirements of The Conservation of Habitats and Species Regulations 2012 (amendment) and, in particular, the three derogation tests:
- Test 1: A licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment".
 - Test 2: The appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".

- Test 3: The appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Table 1: The Habitats Regulations Schedule 2 and Schedule 5 species

	Common Name	Scientific Name
Schedule 2 – European Protected Animal Species	Horseshoe bats – all species	<i>Rhinolophidae</i>
	Bats – all species	<i>Vespertilionidae</i>
	Large blue butterfly	<i>Maculinea arion</i>
	Wild cat	<i>Felis silvestris</i>
	Dolphins, porpoises & whales - all species	<i>Cetacea</i>
	Hazel dormouse	<i>Muscardinus avellanarius</i>
	Pool frog	<i>Rana lessonae</i>
	Sand lizard	<i>Lacerta agilis</i>
	Fisher's estuarine moth	<i>Gortyna borelii lunata</i>
	Great crested newt	<i>Triturus cristatus</i>
	Otter	<i>Lutra lutra</i>
	Lesser Whirlpool Ram's-horn snail	<i>Anisus vorticulus</i>
	Smooth snake	<i>Coronella austriaca</i>
	Sturgeon	<i>Acipenser sturio</i>
	Natterjack toad	<i>Bufo calamita</i>
	Marine turtles	<i>Caretta caretta</i> <i>Chelonia mydas</i> <i>Lepidochelys kempi</i> <i>Eretmochelys imbricata</i> <i>Dermochelys coriacea</i>
Schedule 5 – European Protected Plant Species	Shore dock	<i>Rumex rupestris</i>
	Killarney fern	<i>Trichomanes speciosum</i>
	Early gentian	<i>Gentianella anglica</i>
	Lady's-slipper	<i>Cypripedium calceolus</i>
	Creeping marshwort	<i>Apium repens</i>
	Slender naiad	<i>Najas flexilis</i>
	Fen orchid	<i>Liparis loeselii</i>
	Floating-leaved water plantain	<i>Luronium natans</i>
	Yellow marsh saxifrage	<i>Saxifraga hirculus</i>

Wildlife and Countryside Act (WCA) 1981 (as amended)

- 2.1 The Wildlife and Countryside Act 1981 (WCA) (as amended) is the principal legislation providing protection for wildlife in the UK. It prescribes legislation for wild birds, other animals, wild plants and non-native species. In addition, it provides for the designation of Sites of Special Scientific Interest (SSSI) in England.

Wild birds

- 2.2 The WCA as amended by Schedule 12 of the Countryside and Rights of Way Act 2000 makes it an offence (with exception to species listed in Schedule 2) to intentionally or recklessly:
- kill, injure, or take any wild bird;

- take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006); or
 - take or destroy an egg of any wild bird.
- 2.3 For birds listed on Schedule 1 of the WCA, protection extends to offences relating to the intentional or reckless disturbance of these birds while at their nests or their dependent young.

Other animals

- 2.4 The WCA (as amended) makes it an offence to (subject to exceptions) intentionally or recklessly kill, injure or take wild animals listed on Schedule 5 of the Act. For some species, the protection extends to interference with places used for shelter or protection, or disturbing animals occupying or obstructing access to such places. These species are regarded as “fully protected” and as well as the EPS species listed above include the mammal species water vole *Arvicola terrestris*, pine marten *Martes martes* and red squirrel *Sciurus vulgaris* as well as selected others from a range of species groups including, fish, butterflies, hemipteran bugs, beetles, crickets, dragonflies, moths, spiders, crustaceans, sea-mats, molluscs, Annelid worms and sea anemones (and allies).
- 2.5 There are seven species on Schedule 5 of the Act that not fully protected but are still protected against killing and injuring these include the common reptile species slow worm *Anguis fragilis*, viviparous lizard *Lacerta vivipara*, grass snake *Natrix natrix* and adder *Vipera berus*.
- 2.6 The Act prohibits certain methods of killing, injuring, or taking wild animals, and numerous species are protected against sale only as well as other variations for example Atlantic stream (white-clawed) crayfish *Austropotamobius pallipes* are protected against taking and sale.

Vascular plants, bryophytes, lichens and fungi

- 2.7 With regards to native flora the Act makes it an offence to (subject to exceptions) intentionally or recklessly pick, uproot or destroy any wild plant listed in Schedule 8. Similarly, the Act prevents the sale, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Non-native species

- 2.8 The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales.

Sites of Special Scientific Interest

- 3.1 The Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs). These sites can be identified for their flora, fauna, geological or physiological interest. In England, the power to confirm an SSSI lies with Natural England.

- 3.2 Laws protecting areas designated as SSSIs are described in Sections 28 to 33 of Part 2 of the Wildlife and Countryside Act 1981 (as amended). SSSIs are the principle statutory designation of sites in the UK and offences are enforced through Natural England. Offences include the following:

SSSI owners and occupiers

- carrying out, causing or allowing operations likely to damage an SSSI without Natural England consent.
- failing to keep to a management notice.
- failing to let us know about a change in ownership or occupation of land in an SSSI.

Public bodies

- carrying out or authorising operations likely to damage an SSSI without meeting the requirements to notify Natural England.
- failing to minimise any damage to an SSSI and if there is any damage, failing to restore it to its former state so far as is reasonably practical and possible.

Any person

- intentionally or recklessly damaging, destroying or disturbing any of the habitats or features of an SSSI.
- intentionally or recklessly damaging, destroying, obscuring or taking down a site notice put up on land within an SSSI.
- preventing a Natural England officer lawfully accessing an SSSI.

Environment Act 2021

- 4.1 The act was passed on 10th November 2021 and covers a range of environmental protections and enhancements. It is enforced by an independent Office for Environmental Protection (OEP). In relation to nature and biodiversity, the act will deliver:

- Strengthened biodiversity duty
- A requirement for developments to deliver at least 10% biodiversity net gain
- Local Nature Recovery Strategies
- Protected Site Strategies and Species Conservation Strategies
- Conservation Covenants
- Strengthened woodland protection enforcement measures

Protection of Badgers Act 1992

- 5.1 Badgers and their setts are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from persecution by baiting and deliberate harm or injury.

The act makes it an offence to:

- intentionally capture, kill or injure a badger;
- damage, destroy or block access to their setts;
- disturb badgers in setts;

- treat a badger cruelly;
- deliberately send or intentionally allow a dog into a sett; and
- bait or dig for badgers.

5.2 A sett is defined as: *“Any structure or place that displays signs indicating current use by a badger”*.

Natural Environmental and Rural Communities (NERC) Act 2006

6.1 Section 40 of the NERC Act 2006 imposes a duty on every public authority to conserve biodiversity in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

6.2 Section 41 (S41) of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn up in consultation with Natural England and draws upon the UK BAP List of Priority Species and Habitats. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006.

National Planning Policy Framework (NPPF) 2024

7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policy for England. As such, the NPPF must be a material consideration for local authorities when considering planning decisions. The following relate to ecology/biodiversity:

Policy 15 – Conserving and enhancing the natural environment

187. The planning system should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels

of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

192. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife

corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. 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 Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Nature Reserves

- 8.1 Local Nature Reserve (LNR) is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006 by principal local authorities.
- 8.2 Local authorities have the powers to acquire, declare and manage LNRs. Parish and town councils can declare LNRs providing power is given by the district or county council. LNRs may or may not have other statutory designations such as SSSI status. LNRs must be controlled by the local authority through ownership, lease or agreement with the owner. The main aim must be to care for the natural features which make the site special. LNRs are of local, but not necessarily national, importance.
- 8.3 LNRs are usually owned by local authorities, with management often passed onto other organisations such as County Wildlife Trusts etc. They often have good public access and facilities. There is no legal necessity to manage an LNR to any set standard but management agreements and plans often exist. Protection of LNRs is usually provided through local planning policy and through local bylaws.

Non-Statutory Protected Local Sites

- 9.1 Non-statutory Designated Sites are sites designated by local authorities which fall outside the statutory criteria for designation. They are policy protected and included in the National Planning Policy Framework (NPPF) as "Local Sites". Local Planning Authorities should set criteria-based policies against which proposals for developments on or affecting protected wildlife sites should be judged. Non-statutory sites are given various names including County Wildlife Sites (CWS), Sites of Importance for Nature Conservation (SINC) and Local Wildlife Sites (LWS). to this end Ancient Woodland Inventory (AWI) sites are also considered non-statutory sites.

Hedgerows

- 10.1 Hedgerows are designated as Habitats of Principal Importance under the NERC Act 2006. The National Planning Policy Framework (NPPF) emphasises the preservation, restoration and re-creation of priority habitats and ecological networks. Hedgerows are important components of ecological networks linking other important habitats and designated sites.
- 10.2 Hedgerows also receive statutory protection under the Hedgerow Regulations 1997 made under Section 97 of the Environment Act 1995, which came into force in 1997. The regulations introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

Local Biodiversity Action Plan (LBAP)

- 11.1 Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Birds of Conservation Concern (BoCC)

- 12.1 The Birds of Conservation Concern (BoCC) is jointly prepared by the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).
- 12.2 The report classifies birds according to the extent that they are known to be declining. The classifications are split into groups, Red, Amber and Green, with species classified as Red being those with the greatest declines. The criteria for classifications are presented in Table 2.

Table A2: BoCC species classification criteria

Red List Criteria	Global Conservation Status - Species listed by BirdLife International as being Globally Threatened using IUCN criteria
	Historical Decline - A severe decline in the UK between 1800 and 1995, without substantial recent recovery.
	Breeding Population Decline - Severe decline in the UK breeding population size, of more than 50%, over 25 years or the entire period used for assessments since the first BoCC review, starting in 1969 ("longer-term").
	Non-breeding Population Decline - Severe decline in the UK non-breeding population size, of more than 50%, over 25 years or the longer-term.
	Breeding Range Decline - Severe decline in the UK range, of more than 50%, as measured by number of 10 km squares occupied by breeding birds, over 25 years or the longer-term.
Amber List Criteria	European Conservation status - Categorised as a Species of European Conservation Concern
	Historical Decline – Recovery - Red listed for Historical Decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years).
	Breeding Population Decline - As for red list criteria and, but with moderate decline (by more than 25% but less than 50%).
	Non-breeding Population Decline - As for red list criteria and, but with moderate decline (by more than 25% but less than 50%).
	Breeding Range Decline - As for red list criteria and, but with moderate decline (by more than 25% but less than 50%).
	Rarity - UK breeding population of less than 300 pairs, or non-breeding population of less than 900 individuals.
	Localisation - At least 50% of the UK breeding or non-breeding population found in 10 or fewer sites.
	International Importance - At least 20% of the European breeding or non-breeding population found in the UK.
Green List Criteria	All regularly occurring species that do not qualify under any of the red or amber criteria are green listed.
	Includes those species listed as recovering from Historical Decline in the last review that have continued to recover and do not qualify under any of the other criteria.

APPENDIX B: SITE PHOTOGRAPHS



Photo 1: Road access to Site from Cowley Mill Road.



Photo 2: Hedgerow H3.



Photo 3: Hedgerow H1.



Photo 4: Individual medium trees (T1 – T3) and modified grassland.



Photo 5: Hedgerow H2 and line of trees TL1, with small area of introduced shrub.



Photo 6: Ephemeral vegetation with one medium tree (T4) along north-eastern boundary.



Photo 7: B1 exterior (south face).



Photo 8: B1 exterior (east face and atrium).



Photo 9: B1 exterior (east face and atrium).



Photo 10: B1 exterior (east face and atrium).



Photo 11: B2 exterior.



Photo 12: B2 exterior.



Photo 13: B3 exterior, with H2 and TL1 behind.



Photo 14: B3 exterior.

APPENDIX C: HABITAT CONDITION ASSESSMENTS

Job No: 12335 Site Name: Brook House, Uxbridge Staff Initials: CHK Date: 13.03.24

GRASSLAND (LOW DISTINCTIVENESS)

(Grassland – modified grassland)

Vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass *Lolium spp.* and white clover *Trifolium repens*. Palatable grasses dominate, and usually cover over 75%. Species poor <9 species per m2.

Statutory Condition Criteria		Grassland Reference													
		G1	G2	G3											
1 There must be 6-8 species per m2, including at least 2 forbs. Note - if a grassland has 9 or more species per m2 it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving moderate or good condition.		Fail	Fail	Fail											
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.		Fail	Fail	Fail											
3 Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		Pass	Pass	Pass											
4 Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.		Pass	Pass	Fail											
5 Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.		Pass	Pass	Fail											
6 Cover of bracken less than 20%.		Pass	Pass	Pass											
7 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)		Pass	Pass	Pass											
Total Passes		5	5	3											
Condition		Poor	Poor	Poor											
Passes 6 or 7 criteria including non-negotiable criterion 1															Good (3)
Passes 4 or 5 criteria including non-negotiable criterion 1															Moderate (2)
Passes 3 or fewer criteria; OR Passes 4-6 criteria (excluding criteria A)															Poor (1)

URBAN								
(Sparsely vegetated land - Ruderal/ephemeral, Sparsely vegetated land – tall forbs, Urban – Allotments, Biodiverse green roof, Bioswale, Cemeteries and churchyards, Façade-bound green wall, Ground based green wall, Intensive green roof, Open mosaic habitats on previously developed land, Rain garden, Sustainable urban drainage feature [open SUDS with vegetation and/or open water], Vacant / derelict land / bare ground)								
Core Criteria – must be assessed for all urban habitat types:	Urban Reference							
	R1	R2	R3	R4				
A Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	Fail	Fail	Fail	Fail				
B The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass	Pass	Pass	Pass				
C Invasive non-native species (Schedule 9 of WCA) and those detrimental to native wildlife cover less than 5% of total vegetated area. For green roofs also include cover of <i>Buddleia davidii</i> . NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Pass	Pass	Pass				
Additional Criterion – only applicable to Open Mosaic on Previously Developed Land								
D The site shows spatial variation, forming a mosaic of bare substrate PLUS: - At least 4 early successional communities (a) to (i): (a) to (h) PLUS bare substrate. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland pools.	N/A	N/A	N/A	N/A				
Additional Criteria – Only applicable to Bioswale and SUDS								
E1 Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife	N/A	N/A	N/A	N/A				
E2 The vegetation is comprised of plant species suited to wetland or riparian situations	N/A	N/A	N/A	N/A				
Additional Criteria – Only applicable to Intensive green roofs:								
F The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features)	N/A	N/A	N/A	N/A				
Additional Criterion – Biodiversity green roofs only:								
G The roof has a varied depth of 80-150mm at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. NB - To achieve Good condition some additional habitat, such as sand piles, logs etc should be present	N/A	N/A	N/A	N/A				
Total Passes	2	2	2	2				
Condition	Moderate	Moderate	Moderate	Moderate				

Condition Assessment Result
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C. (Good (3))
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. (Moderate (2))
• Passes 0 or 1 of 3 core criteria. (Poor (1))
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G). (Good (3))
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C. (Moderate (2))
• Passes 0 or 1 of 4 criteria. (Poor (1))
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E) (Good (3))
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C. (Moderate (2))
• Passes 2 or fewer of 5 criteria. (Poor (1))

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INDIVIDUAL TREES

(Urban trees, Rural trees)

Covers the following topographical formations most commonly found in urban areas:

- Individual Trees: Young trees over 7.5cm diameter at breast height whose canopies are not touching
- Perimeter Blocks & Linear Blocks: Groups or stands of trees within and around boundaries of land. Including those along urban streets, highways, railways, canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously.

Condition Criteria	Urban Trees Reference												
	T1	T2	T3	T4									
Tree size small <30cm DBH, medium 31-60 cm DBH, large 61-90 cm DBH Very large >91cm DBH													
1 The Tree is a native species (or more than 70% within the block are native species)	Pass	Pass	Pass	Pass									
2 Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass	Pass	Pass	Pass									
3 The tree is mature (or more than 50% within the block are mature). A mature tree is 2/3 its expected fully mature height for the species	Pass	Pass	Pass	Fail									
4 There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Fail	Fail	Fail	Fail									
5 Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark.	Fail	Fail	Fail	Fail									
6 More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail	Fail	Fail	Pass									
Total Passes	3	3	3	3									
Condition	Moderate	Moderate	Moderate	Moderate									
Passes 5 or 6 criteria Good (3)													
Passes 3 or 4 criteria Moderate (2)													
Passes 2 or fewer criteria Poor (1)													

Note - All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:

1. Rot sites associated with wounds which are decaying >400cm²;
2. Holes and water pockets in the trunk and mature crown >5 cm diameter;
3. Dead branches or stems >15 cm diameter;

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- 4. Any hollowing in the trunk or major limbs;
- 5. Fruit bodies of fungi known to cause wood decay.

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LINE OF TREES

(Line of trees, – associated with bank or ditch, - (ecologically valuable), - (ecologically valuable) – associated with bank or ditch)

A line of trees at least 20 metres in length, with open habitat on each side.

Inclusions: grown out hedgerows, avenues, narrow windbreaks, willows and alders along watercourses.

Exclusions: Overgrown hedgerows still capable of being laid into a stockproof hedge.

Statutory Condition Criteria	Line of Trees Reference													
	LT1													
1 More than 70% of trees are native species.	Pass													
2 Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass													
3 One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates; presence of standing and attached deadwood, cavities, ivy or loose bark	Pass													
4 There is an undisturbed naturally vegetated strip of at least 6m on both sides to protect the line of trees from farming and other anthropogenic operations. Where veteran trees are present root protection areas should follow standing advice	Fail													
5 At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Fail													
Total Passes	3													
Condition	Moderate													
Passes 5 criteria Good (3) Passes 3 or 4 criteria Moderate (2) Passes 2 or fewer criteria Poor (1)														

NOTES

A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.

All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:

- 1 - Rot sites associated with wounds which are decaying >400 cm²;
- 2 - Holes and water pockets in the trunk and mature crown >5 cm diameter;
- 3 - Dead branches or stems >15 cm diameter;
- 4 - Any hollowing in the trunk or major limbs;
- 5 - Fruit bodies of fungi known to cause wood decay