Akash Barua BSc (Hons)
Consultant Ecologist
Email: akashbarua@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Survey Site:

Unit 1, Caxton Trading Estate, Printing House, Hayes, UB3 1AP

Client:

Zongwise Limited

Survey Date:

9th December 2025

Project:

This report is prepared to inform a planning application with the London Borough of Hillingdon. The proposal is described as: *Redevelopment of the existing B2/B8 unit at Unit 1, Caxton Estate, involving the subdivision of the building to create 6 no. smaller B2/B8 units and 1 no. larger B2/B8 unit, including a one-storey extension to the former two-storey office section. The proposal also includes the construction of an additional B2/B8 unit within the existing service yard, together with associated parking, servicing, and ancillary works.*

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Akash Barua BSc (Hons), Consultant Ecologist, Accredited agent for Level 1 activities under the Level 2 licence of Jamie-Lee Anderson, licence number can be provided on request.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
9th December 2025	10	75	100	5	None

Further recommendations

- One bat emergence survey is required on B1 to determine presence/likely absence of roosting bats within B1.
- **No works to the building that may block or remove potential roosting features should be carried out until the required survey has been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.**
- The development will be required to demonstrate a minimum 10% biodiversity net gain through the use of the latest Defra Biodiversity Metric as to comply with legislation (Environment Act 2021).
- Retained trees on-site should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction - Recommendations" (BS 5837) (2012).
- Precautionary working methods have been recommended to minimize impacts on birds, amphibians and urban mammals.

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The survey was completed outside of the optimal survey period (April to October) for ground flora; however, due to the type of habitats on site being common, widespread and uncomplex, the appraisal is not likely to have undervalued the habitats on site.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see Habitat Map in Appendix 1, Location Plan in Appendix 2, Proposal Plan in Appendix 3, and Photos in Appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings	**Site Context** The site is centred at National Grid Reference TQ 09410 79952 and has an area of approximately 0.348ha. The site is characterised by a large, active commercial warehouse building (GSF Car Parts), associated hardstanding parking area, and a strip of vegetated land along the western site boundary consisting of shrubs and ruderals and a line of mature wild cherry trees. The surrounding area to the north, east and south is extensively built-up comprising commercial warehouse units and residential dwellings. Grand Union Canal (London's Canals SINC) runs ~100m south of the site, and Lake Farm Country Park sits ~300m northwest, containing rough grassland, deciduous woodland and scrub. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. **On-site habitat descriptions** **u1b5** – Developed land, sealed surfaces (Buildings) – **Figures 1 and 2** There is one large commercial warehouse dominating most of the site area, B1. It is a car parts storage unit with constant customer use. A detailed building description and ecological assessment is provided in the Bats appraisal section. **u1b6** – Developed land, sealed surfaces (Hardstanding) – **Figures 1 and 2** Concrete hardstanding forms the site entrance and parking areas. **u1f** – Sparsely vegetated urban land – **Figures 3-5** There is a thin strip of vegetated land along the western site boundary. The ground is mostly bare earth with some fine concrete waste particles and leaf litter from the above cherry trees. The plant coverage is comprised of **ABUNDANT** English ivy, **FREQUENT** green

alkanet, stinging nettle, herb Robert, **OCCASIONAL** perennial ryegrass, soft brome, bittersweet, Oxford ragwort, petty spurge and **RARE** common mallow and Guernsey fleabane.

Condition Assessment (assessed using the 'Urban' habitat type condition assessment sheet):

A. Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for > 80% of the total habitat area. **PASS**

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. **FAIL**

C. Invasive non-native plant species and others which are to the detriment of native wildlife cover less than 5% of the total vegetated area. **PASS**

Passes 2 of 3 criteria therefore achieves **MODERATE** condition

32 - Scattered trees – **Figures 5-7**

There are 14no. mature wild cherry trees situated on the strip of sparsely vegetated land, as detailed in the table below:
They all stand approximately 8-9m tall. (DBH = Diameter at breast height. Small = 7-30cm, Medium = 30-60cm, Large = 60-90cm).

Tree Number	DBH/size
T1	Medium
T2	Medium
T3	Small
T4	Small
T5	Medium
T6	Small
T7	Medium
T8	Medium
T9	Medium
T10	Medium
T11	Small
T12	Medium

T13	Small
T14	Medium

Condition Assessment (assessed using the 'Individual Trees' habitat type condition assessment sheet):

A. The tree is native.
B. Predominantly continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion.
C. The tree is mature
D. There is little or no evidence of adverse impact on tree health so that trees retain >75% of expected canopy for their age range and height.
E. Natural ecological niches for vertebrates and invertebrates are present.
F. More than 20% of the tree canopy area is oversailing vegetation beneath.

Criterion	2-4, 6-14	5	1
A	✓	✓	✓
B	✓	✓	✓
C	✓	✓	✓
D	✓	✓	
E		✓	✓
F	✓	✓	✓
Condition	Good: 5/6	Good: 6/6	Good: 5/6

Notable and priority habitats (within 2km)

There is a lack of notable and priority habitats present within 2km of the site, as detailed below:

- Deciduous woodland: Approximately 20 small parcels, the closest being ~100m southwest and ~300m northwest
- Good quality, semi-improved grassland: 1 parcel ~1600m south
- London's Canal ~100m south

	❖ Scrub and rough grassland ~300m northwest
Foreseen Impacts	**On-site habitats** The sealed surfaces and sparsely vegetated land offer extremely limited biodiversity value, whilst the mature, native trees on site are of higher biodiversity value. The proposed development will result in the loss of one tree (T1) and a small area of sparsely vegetated urban land. This may result in a net loss of biodiversity on site. No impacts on biodiversity are foreseen on a wider level due to the small size and limited value of habitats being removed, and due to the presence of more valuable habitats retained on site and in the surrounding area. Indirect effects such as pollution or tree damage could occur to the retained trees on site, during construction. **Notable habitats** No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats with surrounding physical barriers.
Recommendations	**On-site habitats** Retained trees on-site should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Biodiversity Net Gain** Due to the removal of one tree, the development will be required to demonstrate a minimum 10% biodiversity net gain through the use of the latest Defra Biodiversity Metric as to comply with legislation (Environment Act 2021). **Notable habitats** None required.

Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. One national network site (Special Areas of Conservation, SACs, Special Protection Areas, SPAs, or RAMSAR sites) is located within 10km: South West London Water Bodies (RAMSAR and SPA) ~7.7km southwest. **Statutory designated sites (within 2km)** There are no statutory sites within 2km of the site. **Non-statutory designated sites (within 1km)** Non-statutory sites were retrieved from Greenspace Information for Greater London's Sites of Importance to Nature Conservation Open Data (GiGL, 2025). There is one non-statutory SINC within 1km of the site, as detailed below: **<u>London's Canals SINC, ~100m south</u>** London's canals provide a home for many fish and aquatic plants and are a great way to enjoy the natural world in some of the city's most built-up areas. The whole of the Grand Union Canal system in London, including the Regent's and Hertford Union Canals, is included in this single Metropolitan site. London's canals support a wide range of aquatic flora, amongst which are found a number of locally uncommon species. These include narrow-leaved water plantain, rigid hornwort, shining pondweed and small pondweed, which are all species of clean, clear waters. Many waterside plants, including several London rarities, also grow on the brickwork and banks of the canal and on specially-provided gabions and rafts. The canals also support an important invertebrate fauna (including several species of dragon/damselflies), a diverse fish community, and breeding waterfowl including mute swan. Sand Martins nest in holes in the walls of the Limehouse Cut. Kingfishers are seen regularly in winter, and a nesting bank was installed on the Regent's Canal in 2016. The linear waterways also play an important role in supporting foraging and commuting bats. London's network of canals fulfill an important function in allowing nature into heavily built-up environments. The towpath and associated areas of waste ground, especially in East London, support a number of uncommon species of disturbed ground.
Foreseen Impacts	**On-site designations** None present.

	Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known).
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.

Invasive / Non-native species	
Summary of Survey Findings	No Schedule 9 species were identified on site. No problematic or invasive species were recorded on site.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys are required but stay vigilant.

Invertebrates	
Summary of Survey Findings	The habitats present on-site likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	The proposed development will result in the loss of one tree and a small area of shrubs. Due to the small amount of habitat being removed and the habitats being common, widespread and of limited ecological value, impacts on invertebrate populations are deemed low.
Recommendations	No further surveys are required. **Suggested Biodiversity Enhancements** The site should be enhanced with the provisioning of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates. This can be in the form of green roofing.

Bats

Summary of Survey Findings

EPSL data

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site.

There is one EPSL for bats within a 2km radius of site, as detailed in the table below:

EPSL reference	Distance from site	Bat species affected	Impacts allowed by licence
2018-33297-EPS-NSIP1-1	~1950m southeast	Common pipistrelle Soprano pipistrelle	Destruction of resting place

Foraging and commuting habitat

The trees, ruderals and shrubs on site are assessed to provide limited foraging opportunities for bats. These habitats likely do not support large or diverse invertebrate populations that would in turn provide foraging opportunities for local bat populations.

Despite the built-up nature of the surrounding area, north, east and south, there is a large amenity field across the street, 60m west. The field is lined with mature trees and hedgerows and further connects to deciduous woodland, rough grassland and scrub making up Lake Farm Country Park ~300m northwest. These habitats offer valuable foraging, commuting and roosting opportunities for bats in the local, urban area. Further, Grand Union Canal runs ~100m south of the site, offering optimal foraging and commuting habitats for bats, who are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The area surrounding the site has moderate habitat value for bats.

Roosting habitat [Buildings]

There is one building on site, a large commercial warehouse unit (B1). B1 is assessed for its roosting bat suitability below:

B1 Building description	*Photographs*
Summary B1 a large commercial warehouse unit functioning as an active car parts store and workshop (GSF Car Parts). The eastern half of the building is a single storey with a pitched and gabled roof clad in metal corrugated roof sheets. The roof sheets are tightly fitted, offering no suitable roosting features for bats, although the asbestos verge capping sealing the roof to the north and south gables is lifted to an extent suitable for crevice-dwelling bats. There is timber fascia boarding along the eastern elevation, some sections of which are loosely fitted exposing gaps suitable for crevice-dwelling bats. The western half of B1 is the GSF car parts workshop on the ground floor but with an additional storey comprising disused office spaces and staff rooms. The roof is flat, and its construction material is unknown. No suitable roosting features were recorded on the western half of B1. There are no loft spaces/voids within B1. **B1** has **low habitat value** for **roosting bats** due to a low number of suitable roosting features on its exterior, specifically on the north and south gables and eastern elevation fascia boarding.	 

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick	**Condition/description** Good condition. **Suitability/access/bat evidence** No holes, cracks or damaged areas suitable for crevice-dwelling bats to roost within, or for void-dwelling bats to enter.	
Roof	Corrugated metal sheets	**Condition/description** Roof on the eastern half of B1 is pitched, gabled and clad in corrugated metal sheets. Sheets are tightly sealed/well-fitted. Roof on western half of B1 is flat. **Suitability/access/bat evidence** Roof sheets are flush and tightly sealed with no gaps or lifted areas suitable for crevice-dwelling bats to exploit and roost within.	 

		Fascia boards	Timber	**Condition/description** Timber fascia boards cover the eastern elevation of B1 only. The boards are mostly flush and well fitted to the walls, but there are a few sections which are gappy (pictured, opposite). **Suitability/access/bat evidence** Gaps beneath the boards are suitable for crevice-dwelling bats.	
		Verge capping	Asbestos	**Condition/description** Asbestos verge capping sealing the roof to the north and south gables is almost entirely lifted. **Suitability/access/bat evidence** Gaps beneath the verge capping are suitable for crevice-dwelling bats.	 

	Window/door frames	uPVC	Tight fitting. No suitable roosting features for bats.	
	Internal voids		**Condition/description/suitability** There are no loft spaces within B1. The eastern half of B1 is a single storey, so the entire space was visible from the workshop inside (pictured opposite). There is constant light, sound and human disturbance as well as a lack of suitable roosting features inside for bats. The western half of B1 contains the same ground floor car workshop, but with a second storey containing staff rooms/office space (pictured opposite). No suitable ingress points or roosting features were recorded inside. Further, no evidence of bats, such as bats themselves, droppings, feeding remains etc were found within B1.	 

	B1 Suitability **B1** has **low habitat value** for **roosting bats** due to a low number of suitable roosting features on its exterior (lifted verge capping on the north and south gables and eastern elevation fascia board gaps). **Roosting habitat [Trees]** There is a line of 14no. wild cherry trees on site. Although only T1 is proposed for removal, all 14no. trees underwent a ground level tree assessment (GLTA) for their suitability to support roosting bats: **No suitable roosting features, such as knot holes, areas of decay, wounds, cracks or crevices suitable for bats to access and/or roost within were identified within any of the 14no. trees.** T1 does in fact have a large split in the stem, although the split is too large and exposed for bats to roost within. The cavity is prone to environmental fluctuations such as rainfall, wind and temperature, creating unsuitable conditions for bats. As a result, **T1** has **negligible habitat value** for **roosting bats** (PRF – NONE).
Foreseen Impacts	**Roosting habitat [Buildings]** Under the proposed development: - A side extension will be constructed onto the eastern elevation of B1 - The roof of B1 will be removed to facilitate a roof extension **B1 is assessed to provide low habitat value for roosting bats**. As a result, the proposed development could result in the destruction of any bat roosts present within B1, and could cause disturbance, death or injury to roosting and hibernating bats. **Roosting habitat [Trees]** Under the proposed development: - T1 will be felled **T1-T14** are assessed to provide **negligible habitat value** for **roosting bats**. As a result, there are no foreseen impacts on roosting bats within T1 or any of the other trees.

	Foraging and commuting habitat The proposed development will result in the removal of one tree and a small area of shrubs/ruderals. These habitats are of limited value for foraging and commuting bats, and due to the majority of habitat on site being retained, and presence of more valuable habitat in the surrounding area, their removal will have minimal impacts on bats in the local and wider area. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of retained habitats on site without mitigation. This may disturb commuting and foraging bats.
Recommendations	**Roosting habitat [Buildings]** **B1** is assessed to provide **low habitat value for roosting bats**, and as such, **one emergence survey is required** to confirm the presence/likely absence of bats roosting in the building. - The survey visit should be completed during the optimal survey period mid-May to August inclusive. - The survey should be at dusk and supported by night vision aids (NVA). - **Three surveyors** with **three infrared cameras** are required to provide full coverage of the building's suitable roosting features to look for emerging/re-entering bats. - See Habitat/PRA Plan in Appendix 1 for suggested surveyor with IR positions. - Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, an additional two surveys will be required to characterize the roost. Further, a bat license would be required to complete works as it would involve the destruction/significant disturbance of a roost. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. If a roost is confirmed, an EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.

	No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. **Roosting habitat [Trees]** No further surveys are required. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during and post-development which outlines the areas of the site that will be retained as dark corridors (the western boundary shrub line with trees). Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting **Suggested biodiversity enhancements** A minimum of two Integrated bat boxes will be installed into the new extensions. They will be placed high up at eaves level, face south/southwest if possible, and be unlit by artificial light. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Birds	
Summary of Survey Findings	**Buildings** No bird nests were recorded within B1 however the internal space is deemed suitable for nesting birds due to the large open entrance in the centre of the eastern elevation. There are also many tall shelves, surfaces and corners of the warehouse that could be exploited by urban birds such as pigeons. **Trees and vegetation** No bird nests were identified within the vegetation on-site however the trees offer nesting opportunities and nest-building resources for birds. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings, trees and vegetation** The internal works to B1 and removal of T1 could result in the destruction or disturbance and subsequent abandonment of bird nests. **Barn owls/overwintering birds** None foreseen.
Recommendations	**Buildings, trees and vegetation** The internal works to B1 and removal of tree T1 should be subjected to a close inspection to look for nesting bird activity, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

	Barn owls/ Overwintering birds None required. **Suggested biodiversity enhancements** The installation of a minimum of two integrated bird boxes on the new building extensions will provide additional nesting habitat for birds e.g. ❖ "AfS S-Brick“ (Integrated swift brick) ❖ “Bird Brick Houses” – Tit, sparrow, starling brick houses ❖ Or a similar alternative brand

Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** There is no optimal habitat present on site for reptiles due to a lack of complex habitats such as scrub and rank grassland which would offer refuge and foraging opportunities for these species. The site is dominated by sealed surfaces with small, isolated strip of low-density shrubs, both of limited value to reptiles. The shrubs and ruderals provide some foraging and sheltering opportunities; however the site is immediately surrounded by hardstanding with no suitable soft landscaping that connects to any optimal reptile habitat in the wider area. This poses a significant barrier to dispersal and rules out the likelihood of reptiles being present on site.
Foreseen Impacts	None foreseen.
Recommendations	None required.

Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned one granted EPSL record for great crested newts (GCN) within 2km of the site. The EPSL, located approximately ~1000m northeast of the site allowed for the destruction of a resting place for GCN. The EPSL is located somewhere around

	Showers Way, but the pond is not visible on Google satellite imagery or Magic Maps. It is also not deemed suitably connected to the site due to the presence of extensive urban infrastructure in-between. No further EPSL records, positive class survey licence returns or DLL historic survey data (2017 – 2019) for GCN were present within 2km of the site. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton *et al.* 2001). **Habitat suitability** There are no ponds on site, and a review of aerial imagery and spatial data (MAGIC and OS Maps) confirms that there are no ponds within a 500 m radius of the site. As a result, the presence of breeding great crested newts on or near the site is considered highly unlikely. The absence of suitable aquatic habitat within the core terrestrial range (0–500 m) significantly limits the potential for the species to be present or affected by the proposed works. Given the lack of suitably connected ponds, the presence of great crested newts on site is considered unlikely. However, common amphibians may still be present within suitable areas of habitat on-site as they can travel great distances from ponds. Areas of shrubbery on site may provide foraging and sheltering opportunities for amphibians.
Foreseen Impacts	A low number of common amphibians could be present in the vicinity of the works. They could be injured or killed without mitigation.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered sub-optimal for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The closest optimal badger habitat in the wider area is deciduous woodland ~100m southwest and ~300m northwest. However, there is a 30mph road and a 60m stretch of hardstanding car park in-between the site and suitable connecting habitat (amenity grassland, west). As a result, the likelihood of badgers being on site is deemed acceptably low.
Foreseen Impacts	None foreseen.
Recommendations	None required.

Riparian animals	
Summary of Survey Findings	There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	None foreseen.
Recommendations	None required.

Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. Habitats on site are considered unsuitable for hazel dormice. For isolated habitats in the UK, research indicates that dormice

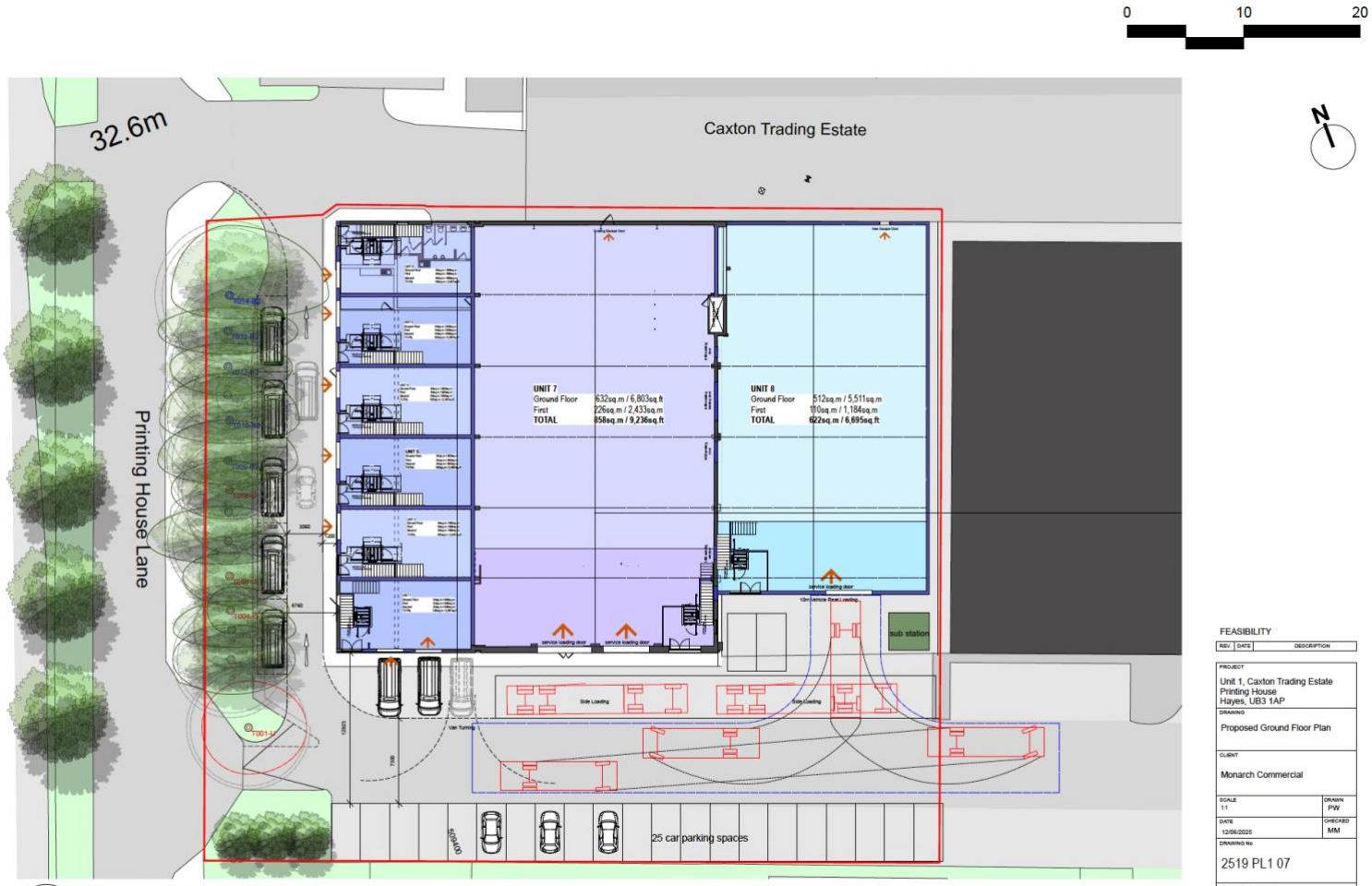
	require 20ha of woodland habitat to support a viable population (Bright *et al.* 1994). 20ha of woodland is not present on or directly adjacent to the site, and the areas of deciduous woodland ~100m southwest and ~300m west are not suitably connected. As a result, the likelihood of dormice being present on site is deemed acceptably low.
Foreseen Impacts	None foreseen.
Recommendations	None required.

Other e.g. hedgehog	
Summary of Survey Findings	Hedgehogs, foxes and common rodents are highly adapted to urban landscapes. The shrubs on site provide some foraging and sheltering opportunities for these animals. There is a large expanse of field ~60m west that connects to the canal, deciduous woodland, scrub and rough grassland, all valuable habitat for wild mammals. The likelihood of hedgehogs, foxes and common rodents being present on site cannot be ruled out.
Foreseen Impacts	Construction activities could result in the death or injury of hedgehogs and other common urban mammals, if present on site during works.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any hedgehogs or other urban mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas.

Appendix 1: Habitat/PRA Plan

Appendix 2: Site Location Map

Appendix 3: Proposed Plans




0
10
20 m
N
Printing House Lane
Proposed South Elevation
Scale: 1:100
Estate Road
Proposed East Elevation
Scale: 1:100
FEASIBILITY
REV | DATE | DESCRIPTION
PROJECT
Unit 1, Caxton Trading Estate
Printing House
Hayes, UB3 1AP
DRAWING
Proposed South & East Elevations
CLIENT
Monarch Commercial
SCALE
1:1
DRAWN
PW
DATE
12/06/2023
CHECKED
MM
DRAWING No
2519 PL1 09
WAMM
Architecture & Building Consultants

0 10 20 m

5 Proposed North Elevation
Scale: 1:100

2 Proposed West Elevation
Scale: 1:100

FEASIBILITY

REV.	DATE	DESCRIPTION

PROJECT
Unit 1, Caxton Trading Estate
Printing House
Hayes, UB3 1AP

DRAWING
Proposed North & West Elevations

CLIENT
Monarch Commercial

SCALE	DRAWN
1:1	PW
DATE	CHECKED
12/06/2025	MM

DRAWING No
2519 PL1 10

WAMM
Architecture & Building Consultants

Appendix 4: Photos

Figure 1 (above) and figure 2 (below) showing the site entrance, B1 and loading area.

Figure 3 (opposite), figure 4 (bottom left) & figure 5 (bottom right) facing south/southwest at the strip of sparsely vegetated land (ruderals and shrubs) and line of mature cherry trees.

Figures 6 and 7 (opposite) facing north at T1, proposed for removal

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Version control			
Status	**Issue**	**Name**	**Date**
Final	1.0	Akash Barua BSc (Hons), Consultant Ecologist	15/12/2025