



Land off Thompson Rd & St Luke's Rd, Former RAF Uxbridge

Condition 15 – 585/APP/2019/829

Background

The Council of the London Borough of Hillingdon has granted planning permission for the erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping on land off Thompson Road and St Luke's Road, Uxbridge.

This technical note responds to planning Condition 15 which states

"Prior to above ground works, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of the measures to be incorporated within the site that show a positive contribution to flora and fauna including but not limited to, living walls and roofs, specific areas of landscaping for wildlife, water features and nectar rich planting

(native species) throughout. The development must proceed in accordance with the approved plan.

REASON

To ensure the development contributes to the protection and enhancement of the natural environment in accordance with policy EM7 of the Local Plan Part 1 and Policy DME1 7 of the Emerging Hillingdon Local Plan: Part 2 Development Management Policies."

Ecological Enhancement Plan

Landscape Masterplan

The ecological enhancement for site is based on retention of mature broadleaf trees and the provision of new landscape that provides a balance of habitats for amenity recreational users and wildlife. The landscape elements are detailed on a separate landscape masterplan, the wildlife value of which is described by the landscape architects as follows:

"Given the nature of the site's location, its relatively suburban context and the close relationship between built form and landscape, native species planting has been incorporated where appropriate. This include areas around the substation to the north west of the site in combination with a native species hedge to the site's northern and eastern boundaries. Around the substation a native understory mix has been specified which includes species that have been chosen for their



flowers in spring, berries in autumn and good nesting opportunities. The native hedgerow mix provides food and shelter for wildlife over an extended period of seasonal interest. Evergreen species have been widely incorporated as some mammals, birds and insects prefer a mix of species.

The garden areas which are in close relationship with the main building take on a much more domestic form of landscape where native species are not always an appropriate choice. Here non-native species which have specific benefits and value to wildlife have been incorporated within shrub and herbaceous mixes. A number of species have been chosen for their flowers which provide nectar for bees and butterflies, berries which provide food for birds, evergreen shrubs which provide all round structure including nesting opportunities at the beginning and end of the nesting season. The varieties have been chosen together to give a long period of flowering season from spring right into winter, this gives food, pollen and nectar to a wide variety of bees, birds and butterflies."

Additional Ecological Enhancements

In addition to providing wildlife friendly landscaping, bird and bat boxes are recommended to be incorporated into the scheme on retained trees and new buildings. The number, type and locations are provided on two figures in **Appendix 1**.

The following boxes are specified:

- 12 enclosed bat boxes Ibstock Type C Large (or similar enclosed bat boxes)
- 36 Manthorpe swift bricks (or similar swift bricks)
- 2 Schwegler 3S starling nest boxes (or similar woodcrete nest boxes)
- 2 Eco Bat boxes (or similar woodcrete bat boxes)

Summary

Together the wildlife friendly elements of the new landscape, and the provision of 14 bat boxes and 38 bird nest boxes/bricks will provide significant ecological enhancement and are sufficient to meet the requirement of Condition 15.



Appendix 1

Bird and bat box location plans





Location of 12 no. Ibstock Enclosed Type C Large bat boxes



Location of 36 no. Manthorpe Swift Bricks (9 groups of four bricks)

St Andrews Park, Uxbridge - Extra Care Development

Ecological Enhancement - 1 of 2 drawings





2x Schwegler 3S starling nest boxes, one attached to north side of the two retained oak trees at heights of 3.5m above the ground - installation to be overseen by ecologist to ensure effective placement



2x Eco Bat Boxes top be installed on south side of the two retained oak trees at heights of 3.5m above ground - installation to be overseen by ecologist to ensure effective placement