

UXBRIDGE TOWN CENTRE WEST

BIRD HAZARD MANAGEMENT PLAN

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Bird Hazard Management
Plan
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Quality Management

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1 INTRODUCTION

1.1 Purpose and scope of this report

- 1.1.1 RPS was commissioned by St. Modwen Homes to prepare a Bird Hazard Management Plan for Uxbridge Town Centre West, in order to discharge the relevant Condition of the Planning Permission, granted in 2021, which stated:

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation in relation to the relevant phase or component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, in respect of the following. A Bird Hazard Management Plan which shall include the following details:

- Details of any water features;
- Monitoring of any standing water within the site;
- Drainage details including Sustainable Urban Drainage Schemes (SUDS). Such schemes must also comply with Advice Note 6 Potential Bird Hazards from SUDS which is available at www.aoa.org.uk/publications/safeguarding.asp;
- Management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design (www.aoa.org.uk/publications/safeguarding.asp);
- Any earthworks;
- The species, number and spacing of trees and shrubs;
- Reinstatement of grass areas;
- Maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow;
- Which waste materials can be brought on to the site;
- Monitoring of waste imports;
- Physical arrangement for collection and storage of putrescible waste; and
- Signs deterring people from feeding birds.

- 1.1.1 This bird management plan provides summary details on the building structure and sets out the additional measures which will be taken during the operation of the development to reduce the potential for an increase in bird activity associated with the new building.

- 1.1.2 The aim of this plan is to reduce bird hazard risk to the lowest practical level. This will be achieved by identifying potential hazards, the monitoring strategy, management options and if required remedial measures.

- 1.1.3 Selected management options would be targeted at making the conditions on the building less attractive to bird species that present the highest risks.

- 1.1.4 The specific objective is to reduce bird hazard risk to the lowest practical level at RAF Northolt as the site sits approximately 3.7km south-west of the centre of the airfield at RAF Northolt, well within the 13km safeguarding zone.

- 1.1.5 The application site also occupies the birdstrike safeguarding zone surrounding RAF Leeming. Within this zone the principal concern of the MOD is the creation of new habitats may attract and support populations of large and or flocking birds close to the aerodrome.

1.2 Bird Legislation and Species Protection

- 1.2.1 All wild birds and their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. Under this legislation it is an offence to:
- Intentionally kill, injure, or take any wild bird;
 - Intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and
 - Intentionally take or destroy the egg of any wild bird.
- 1.2.2 Therefore, all species of birds, including potential pest species, receive general protection under this legislation. If a bird species is causing a definable safety problem a licence would be sought from Natural England specific to the site and relevant species.
- 1.2.3 If any bird chick is found on the ground, then good practice measures must be adopted. An uninjured chick should be left undisturbed where it is in the care of its own parents. If the chick it is in active working area and is in danger, it should be moved a short distance to a safer place, being aware that the parents may try to protect the chick. All injured birds must be reported to the RSPCA.

2 BIRD HAZARD MANAGEMENT PLAN

- 2.1.1 Bird numbers are not expected to significantly change as a result of the development, and therefore it is not considered that the development will cause a significant bird hazard risk.
- 2.1.2 However the measures described in the Bird Hazard Management Plan (BHMP) below will be implemented into the site design and management to ensure that a bird hazard risk is kept to a minimum at the site, and that any bird hazard would be detected and dealt with swiftly if it was to occur.
- 2.1.3 St Modwen are developing the site and are currently responsible for the ongoing implementation of the BHMP. Responsibility will be passed to the site management company and other relevant parties, on completion of construction.

2.2 Development Proposal

Building and Landscape Scheme

- 2.2.1 The building has been designed to deter birds from regularly entering internal spaces where they could nest or roost. Where appropriate, mechanisms will be employed to deter nesting and roosting through making any internal ledges undesirable (such as the use of spikes) and where appropriate the use of self-closing doors and plastic strip curtains or equivalent for large entrance spaces.
- 2.2.2 The buildings specifically do not have ledges beneath overhangs or external protrusions that would encourage nesting of some species including feral pigeon.
- 2.2.3 Feral pigeons are most often associated with disused buildings and the levels of day-to-day activity in and around the building are also a likely deterrent to the establishment of a feral pigeon roost.
- 2.2.4 The roofs will be constructed in a way that makes them safely accessible so that nests and eggs can be cleared, and birds dispersed, should any nest.

Drainage Scheme

- 2.2.5 The site does not contain any natural drainage features (such as Sustainable Drainage System (SuDS, ditches or basins); and so, it is highly unlikely that the site will attract hazardous birds such as ducks and geese.
- 2.2.6 The scheme will use permeable paving, to prevent standing water from occurring on the site. This will be regularly monitored, and if standing water does become regularly present, and is observed to be attracting hazardous birds, then measures will be taken to deter these birds from the area. In such an event the, the project ecologists will be consulted to agree the appropriate action.
- 2.2.7 The current drainage plan is provided in Appendix A.

Landscape Scheme

- 2.2.8 Soft landscaping being created as part of the development comprises the following elements. The landscape scheme is provided at Appendix B.
 - Heavy standard tree planting;
 - Feature shrub planting;
 - Shrub and herbaceous planting;
 - Hedgerow planting; and
 - Amenity grade turf planting.

- 2.2.9 Native tree species that will provide cover and food to smaller birds are included to deliver biodiversity benefits to this development while avoiding creating landscape features that could attract larger, more problematic bird species. The tree planting mix comprises:
- Alder *Alnus glutinosa*;
 - Ash *Fraxinus excelsior*;
 - English Elm *Ulmus procera*;
 - Lime *Tilia cordata*;
 - Black poplar *Populus nigra*;
 - Birch *Betula pendula*;
 - Hazel *Corylus avellana*; and
 - Field maple *Acer campestre*.
- 2.2.10 Trees that bear fruit and berries can be particularly problematic, as well as stands of mature trees as these provide ample roosting, loafing and nesting opportunities. The landscape scheme design has specifically avoided the use of these species and the planting of larger groups of trees.

2.3 Site and Waste Management

- 2.3.1 The site will be managed so that it is less attractive to birds through the following broad actions:
- Ensuring there is no organic waste accessible to birds within the development;
 - Deter littering, undertake weekly litter collection and removal from across the site;
 - Providing appropriate sealed waste containers with self-closing lids including for all putrescible waste;
 - Ensure that waste facilities are kept clean and tidy with daily inspections; and
 - Ban the deliberate feeding of birds on site. Signs will be placed, deterring people from feeding birds.
- 2.3.2 There will be no waste materials imported into the site during construction.

2.4 Monitoring Programme

Overview

- 2.4.1 The presence /absence of nesting and roosting birds will be subject to regular monitoring to formally record the level of bird activity associated with the development. The key objective of the monitoring will be to identify potential issues as early as possible and inform which remedial measures need to be adopted should use of the birds require deterrent or control measures.
- 2.4.2 During construction and following completion of the development, bird activity monitoring will be undertaken weekly from the start of March to the end of June. Outside of the breeding season, inspections will be carried out on a regular basis as dictated by bird activity. Each monitoring visit will cover the bird activity around buildings with the focus on flat roofs and will also document activity in the wider site and surrounding landscaped areas.
- 2.4.3 All inspections and monitoring will record the species and numbers of birds which will be concisely documented in a log of bird activity (and any actions taken). The log will be updated after each monitoring survey.

- 2.4.4 The site management and monitoring will be ongoing throughout the life of the development. The details of the monitoring programme / frequency of visits will be reassessed after 3 years to determine if the monitoring efforts should there be an absence of bird risk.
- 2.4.5 The general attractiveness of the completed building to different bird species will be fully reviewed during the first year. The weekly inspections during the breeding season will periodically disperse any birds on the roof.
- 2.4.6 It is envisaged that the weekly inspections and disturbance from the start of the nesting season should prevent birds getting habituated to the use of the roofs during and following the construction of the building. An inspection is recommended every week as inspections across this timeline ensure that birds are dispersed before more significant issues would arise (such as missing nests until after they have hatched, or removing or addling well-formed embryos).
- 2.4.7 Where nesting or roosting is confirmed, non-lethal deterrent, dispersal and/or control measures will be implemented to seek to prevent any habitual use of the roofs. Any uninjured chick will be left undisturbed where it is in the care of its own parents. Any injured birds must be reported to the RSPCA.
- 2.4.8 As a last resort site and species-specific licensable control methods would be employed, subject to obtaining the appropriate licence from Natural England.

Flat Roof Monitoring

- 2.4.9 Some of the buildings within this development contain flat roofs. Flat roofs can appeal to nesting, roosting or loafing birds. The target species in relation to the management of flat-roofs in this location are Herring Gull and Lesser Black-backed Gull. It is important that flat roofs are monitored to prevent nesting birds.
- There will be zero tolerance of roof nesting gulls and these birds will also be dispersed in response to a reasonable request made by RAF Northolt.
 - Birds that are found to be nesting and/or roosting will be dispersed. Dispersal of prospecting 'large' gulls will be by any appropriate means, including but not limited to, human presence, arm waving and pyrotechnics and carried out under an agreed process with RAF Northolt to ensure dispersal does not increase birdstrike risk.
 - A monitoring system will be put in place to ensure that the target species do not frequent the site. Checks shall be made of the roof spaces at least once a week during the gull breeding season (from mid-April to mid-June), and any prospecting gulls dispersed under the agreed process with RAF Northolt. These checks will be completed by a specified building manager, and the findings will be recorded.
 - The frequency of inspections will be dependent on bird numbers and may be increased or decreased accordingly but will not be less frequent than once a fortnight during this period.
 - This process will be fully documented, and the documentation open for inspection by RAF Northolt or an agent specifically appointed by RAF Northolt.
 - Should dispersal or installed mitigation measures fail to dissuade gulls from nesting, the eggs and nests should be removed under the strict guidance of the Natural England CL12 licence (referred to in section 2.4.13).
 - Should RAF Northolt feel that there is an increase in birdstrike risk directly linked to the roof space design on this development then further mitigation measures will be put in place in agreement with RAF Northolt.
 - Failure Criteria - Failure of the BHMP shall be defined as failure to prevent 'large' gulls from successfully breeding and/or failure to comply with any additional reasonable bird control

requests that RAF Northolt may make as a result of recording a birdstrike hazard linked to the site.

- Should any of the failure criteria occur, RAF Northolt should be informed in writing. Should RAF Northolt deem it necessary, a meeting between themselves, the site owner and the Local Planning Authority will be convened at the earliest opportunity to discuss how the situation can be resolved. This may take the form of additional habitat management, for example, installing further bird proofing or deterrents around the roof spaces and/or implementing more regular checks and further active bird deterrence systems (referred to in section 2.4.10).
- RAF Northolt, or their nominated representatives, will be allowed access to the site to evaluate the success of the BHMP and to review any remaining birdstrike hazard. The inspector(s) may call at short notice, subject to relevant Health and Safety considerations.
- The summary states that the 'site management and monitoring will be ongoing throughout the life of the development' which is positive as the BHMP shall be in perpetuity but the following should be added to this statement - 'These obligations will be passed to any subsequent owners of title to the land, or parts thereof.'
- A regular review of the effectiveness of the BHMP will be conducted between RAF Northolt and the site owner(s)/management companies to ensure that the site does not create an increase to birdstrike risk at RAF Northolt.
- In the unlikely event that there is an increase in the number of hazardous birds utilising this site resulting in RAF Northolt having a logged record that the development is contributing to an increase in the birdstrike risk, there will be a commitment to further manage hazardous birds and/or adopt additional habitat management by the site owner in order to mitigate the risk in liaison with RAF Northolt.
- Birds found using the roof outside of breeding season will be dispersed when detected during the monitoring visit.
- Regular checks for birds will be implemented outside of breeding season for loafing/roosting birds; the frequency of these checks will be determined by the level of bird activity.

2.4.10 Where weekly disturbance does not sufficiently control bird activity additional dispersal techniques will be employed to prevent habituation. This could include more frequent manual disturbance (up to daily visits) where if birds are attempting to nest, visual deterrents or and/or the use of audio methods (distress calls). The need for these would be identified from monitoring and the measures would be employed during the monitoring inspections.

Other Monitoring

2.4.11 Grassland and any temporary standing water that forms after heavy rainfall will be included in the bird surveys and bird activity would be recorded.

2.4.12 If the areas are observed to be attracting potentially hazardous congregations of birds, then specific deterrent action will take place such as a bird scaring regime supported by monitoring as part of the ongoing programme.

Remedial Actions

2.4.13 Should the control measures be unsuccessful in deterring nesting birds from using the roofs or landscape in numbers that would be potentially hazardous, then an application would be made to Natural England to obtain the appropriate licence to remove the nest or eggs of the risk species substantiated with information on the non-lethal methods that have not been successful and justification of the significance of hazard requiring action.

- 2.4.14 Action would be taken to remove areas of shallow standing water that remain for longer than a couple of weeks.

2.5 Landscape Maintenance

Grassland

- 2.5.1 The new areas of both grass planting are not expected to cause a significant increase in current bird use, nor a significant increase in bird hazard risk.

Trees, shrubs and hedgerows

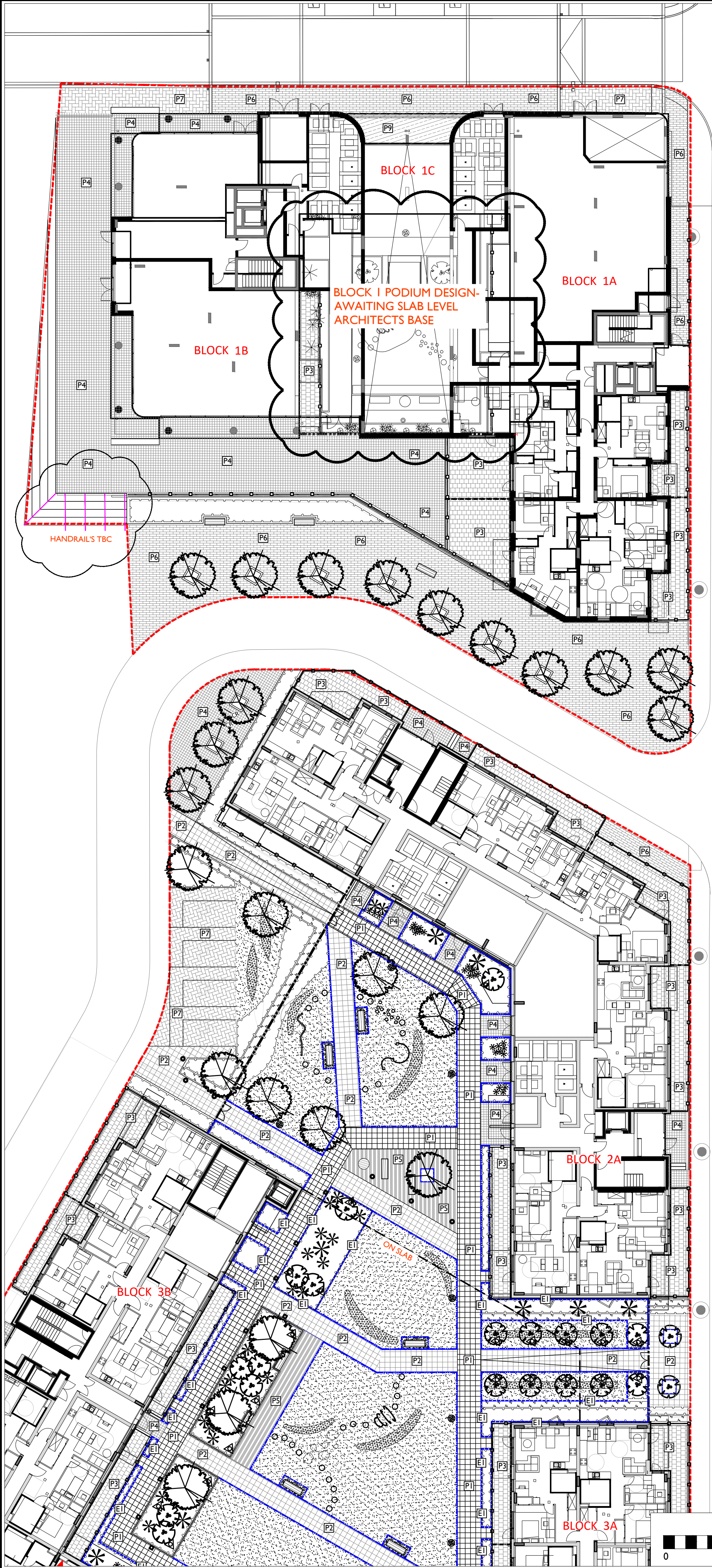
- 2.5.2 The species of tree and shrub to be planted at the site have been specified to minimise the potential attraction of certain birds whilst also encouraging biodiversity in relation to other flora on site.
- 2.5.3 Self-seeded tree species, which could be problematic in terms of attracting birds in the longer term, will be removed when young as part of the management of the planting areas. This is required to ensure that groups of planted and self-sown trees do not form dense groups over time.
- 2.5.4 The hedgerows will be maintained to below a maximum height of 5m to prevent significant bird roosting activity.
- 2.5.5 In the longer term, as trees mature, they will be subject to periodic management to maintain them at a size that should not attract roosts or nesting colonies.

3 SUMMARY

- 3.1.1 The site in its current state does not pose a significant bird risk. There is not considered to be a significant bird hazard risk as a result of the proposed development at the Uxbridge site.
- 3.1.2 The site design comprises features that should not attract potentially hazardous birds and bird congregations to the site. The systems of waste management will ensure that no waste materials would provide a food source for birds.
- 3.1.3 The programme of bird activity monitoring during construction and once the development is completed will assess the use of the site and specify where control measures need to be employed to prevent habitual use of the site by groups of birds that could present risks.
- 3.1.4 Further remedial measures will be employed, where needed. Nest or egg removal under a site-specific Natural England licence would be a last resort option should all other control measures be unsuccessful.
- 3.1.5 St Modwen will be responsible for implementing the BHMP during the construction phase. The responsibility for implementation would pass to a site management company or equivalents at the end of construction. A nominated individual will be the representative of the relevant organisation.
- 3.1.6 The site management and monitoring will be ongoing throughout the life of the development. It is proposed that the level of monitoring is reassessed after 3 years to determine if the monitoring efforts may be reduced to reflect the level of bird risk identified from the monitoring.
- 3.1.7 The specific objective to reduce the bird hazard risk to the lowest practical level at RAF Northolt should be achieved by following recommendations provided within this bird hazard management plan.

Appendix A: Drainage Strategy

Appendix B: Landscaping Scheme



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LEGEND cont.

STREET FURNITURE

- Marshall's Sineu graff Optima 3 seat
- 2000mm long FSC timber bench built into raised planter
- Metal Litter Bin Marshalls Diamond Point Elliptical
- Stainless steel Sheffield double cycle racks
- Handrail TBC
- Recessed ground light
- Bollard light
- Stainless steel undulating balance beam. Snake by Russell Play or similar agreed; Ref CP-01-0040.
- Stainless steel curved balance beam. Orbit.01 by Russell Play or similar agreed; Ref 90.160.210.00001.
- Stepping stones spec TBC
- Stainless steel playable sculpture; to be installed in accordance with manufacturer recommendations. Domino by Russell Play or similar agreed; Ref CP-01-0140.
- Play Boulders, under 600mm height (installed) by C.E.D. or equivalent. Maximum weight TBC by structural engineers
- Recessed wall light
- Up- light

Or similar approved.

NOTE:
- All items as specified or similar approved
- All levels TBC by Architect/Engineer
- Refer to 2984-DT-01-07 for construction details



APAL FILE REFERENCE
2984-LA-01-03.dwg

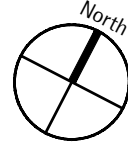
Notes

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LEGEND

- Application boundary
- Existing tree to be retained (RPA indicated in grey)
- Existing tree to be removed to facilitate development



SOFT LANDSCAPE

- Proposed heavy standard tree planting
- Proposed feature shrub planting
- Proposed shrub and herbaceous planting
- Proposed hedge planting
- Proposed amenity grade turf

HARD LANDSCAPE

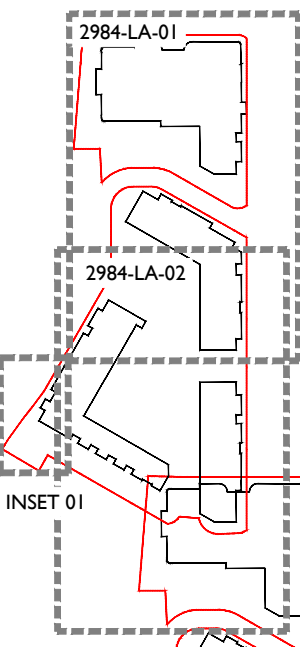
- 300x300 Flag Paving, Aggregate Industries - Andover Textured, colour White to patio areas. Edging to be aluminium unless otherwise specified.
- 200x200mm Flag Paving, Aggregate Industries - Ecopave Textured, colour Grey Fleck to entrance areas. Edging to be pin kerb unless otherwise specified.
- Class A fire rated decking (eg. porcelain, fibre cement or aluminium). All material to be approved by fire safety consultant.
- Random Gauge Block Paving, Aggregate Industries - Andover Textured, mixed colours (White, Light Grey, Silver Grey and Midnight Grey). Edging to be pin kerb unless otherwise specified.
- 200x100 Permeable Block Paving, Aggregate Industries, Herringbone Pattern - Andover Textured, mixed colours Silver Grey and Midnight Grey to Green Link. Parking spaces to be marked by Silver Grey coloured single soldier course of blocks.
- Blown hardcore concrete sets, random gauge Colour: traditional, to match Spine Road
- Gravel
- Hoggin surface to bench footing

EDGING + BOUNDARY TREATMENTS

- RAISED METAL PLANTER - 500mm high steel raised planter, Stapel Raised Planter Edging by Logic Manufactured Bespoke or similar agreed.
- METAL EDGING - 250mm high steel edging, Frontier Edge by Logic Manufactured Bespoke or similar agreed.
- 1.8m high vertical bar metal railing; black powder coated finish
- 1.2m high vertical bar railing with gates to private terraces and to podium edge; gates to have min 850mm clear opening and be easily operated from both sides; black powder-coated finish
- Frosted glass privacy screen to private terraces
- Closeboard fence
- 1.8m brick wall - to Architects detail
- 500mm Raised brick built planter

- Edge of podium deck and indicative location of supporting columns under - refer Structural Engineer drawings for detail

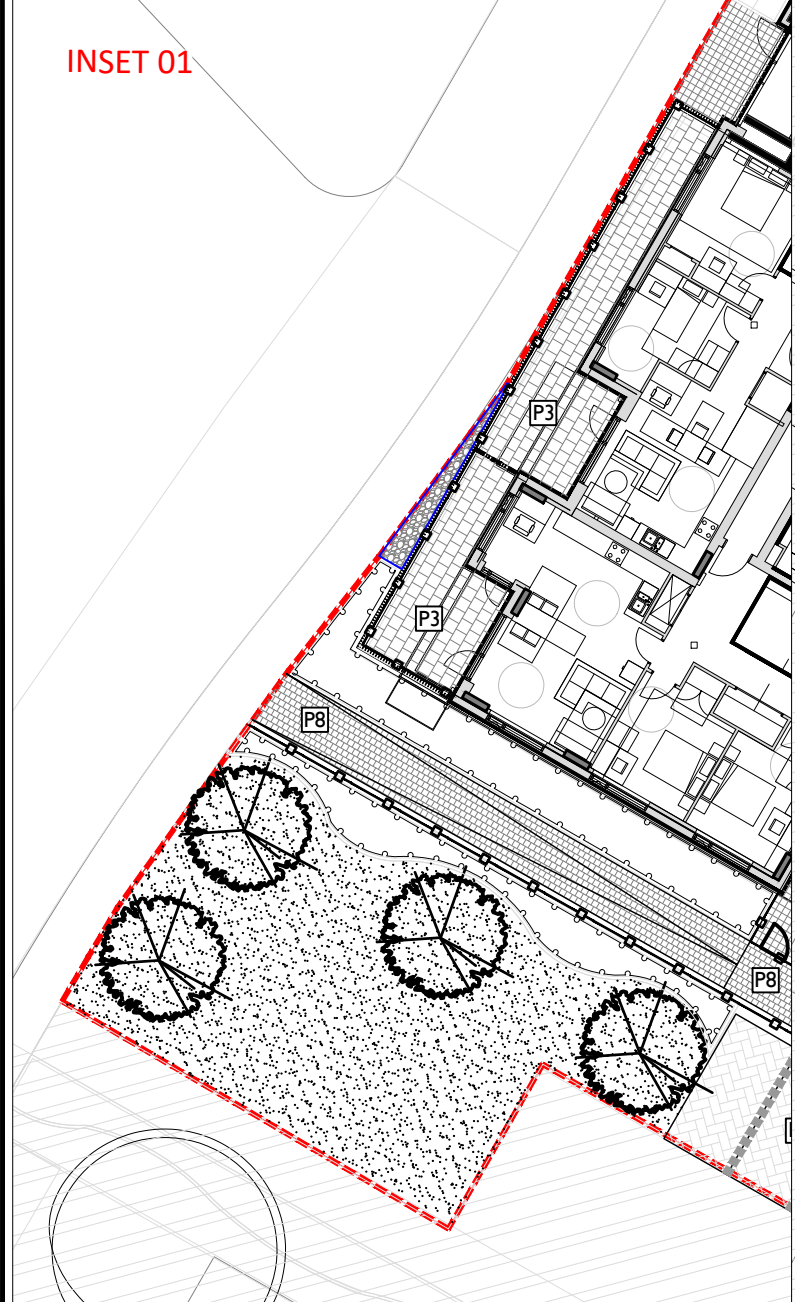
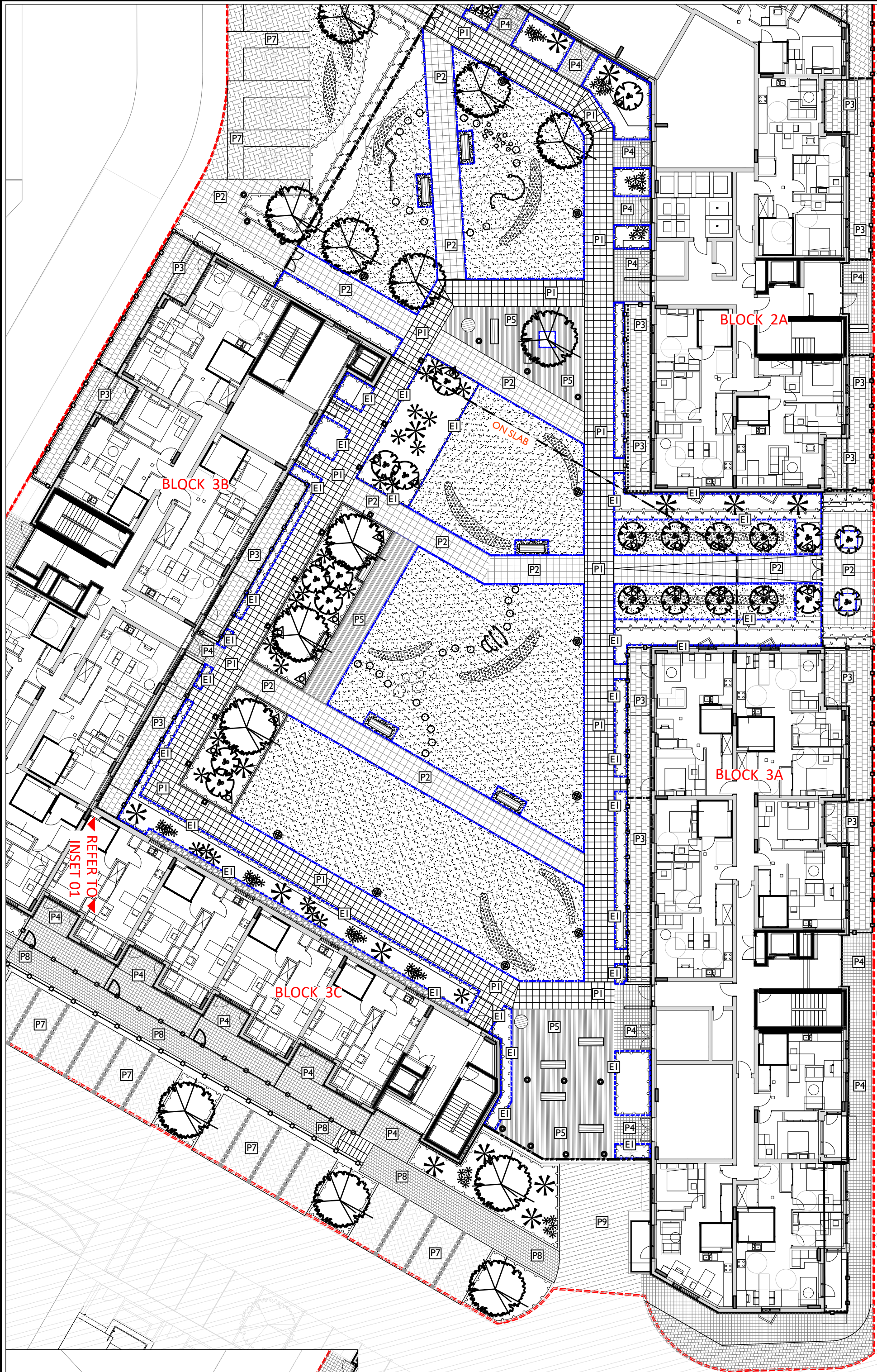
KEY PLAN



Rev	Description	Date	Drawn	Checked
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Drawing Status
TENDER (STAGE 4)

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	Project Uxbridge Town Centre West St Andrews Park	By/Chk BI/JH
Drawing Title Detailed General Arrangement Plans Public Realm	Date 08/11/21	
Drawing Number 2984-LA-01	Revision -	



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