ROAVR | GROUP

Project: 24_PEA_BNG_11_33
Site: Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX
Client: Maksim Selezniov

Supplementary Document - Survey Methodology PRA.

Supplementary Document - Potential Roosting Features.

Project Number:	24_PEA_BNG_11_33
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX

Role:	Name:	Date:
Customer	Maksim Selezniov	N/A
Surveyor	Max Shaw	13/12/24
Consultant	Gwennan Butler	09/12/24
Consultant	Max Shaw	06/01/2025

Revision History		
Date:	Version number:	Summary of changes:
06/01/2025	1.0	First Review (Internal)
30/01/2025	1.0	First Issue
03/10/2025	1.1	Second Issue - Updated Proposals, BNG Section and Habitat Maps
16/10/2025	1.2	Third Issue - Updated metric, BNG section and habitat maps

Summary:	
Report Number	24_PEA_BNG_11_33
Site Surveyed	Land at Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX National Grid Reference: TQ 0743 8404
Purpose & Brief	Preliminary ecological appraisal commissioned by Maksim Selezniov
Development Proposals	The proposed development involves the demolition of the existing pavilion structure on site and the construction of a detached, two-storey, four-bedroom residential dwelling. The project will also include the development of a new coffee shop, along with modifications to both hard and soft landscaping within the site boundary.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	Roosting bats Nesting birds
Recommendations For Further Survey Works	Bat presence / absence surveys Pre-works nesting bird check Production of wildlife sensitive lighting scheme
Opportunities For Ecological Enhancements	Bat boxes Bird boxes Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

Table of Contents

1 Introduction
2 Methodology
3 Policy and Legislative Context
4 Desktop Study
5 Site Survey
6 Evaluation and Assessment
7 Biodiversity Net Gain
8 Conclusions
9 References and Bibliography
10 Limitations

Appendix 1: Site Location and Assessment Boundary
Appendix 2: Desktop Study
Appendix 3: Site Maps

Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with Greenspace Information for Greater London CIC (GiGL).

Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of October 2024

Plans provided by client as of October 2024
D__oracle_orahome_2_portal_images_dv_pl_files_72929_APP_2019_3703_01 Site Location Plan.pdf
D__oracle_orahome_2_portal_images_dv_pl_files_72929_APP_2019_3703_02 Existing Site Plan.pdf
D__oracle_orahome_2_portal_images_dv_pl_files_72929_APP_2019_3703_02 Existing Site Plan.pdf
D_oracleorahome_2portalimagesdv_pl_files72929_APP_2025_7692190-00 rev 2 Existing location and proposed block plans 1-200 1-500 A1 (1)

1 Introduction

1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX.

1.2 The survey was comprised of a desktop study, which was undertaken in December 2024 and a site survey, which was carried out by Max Shaw on the 13th December 2024.

1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

1.4 The report is to be submitted to support a planning application Full details of the proposals can be found on the planning portal.

1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2024).

SITE DESCRIPTION

1.6 The survey site covers an area of approximately 0.9 hectares and is centred on grid reference 'TQ 0743 8404'.

1.7 The site is situated in a residential area in the London Borough of Hillingdon Council control area. The site is located on the east side of the town of Uxbridge and is accessed via locked access door into the fenced off property.

1.8 The site is located at Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX, and comprises a derelict pavilion building (B1) surrounded by a mixture of modified grassland, urban trees, and areas of hardstanding such as tarmac and concrete paving. The surrounding habitats include neutral grassland with sparse patches of bramble and stinging nettle, as well as four urban trees of varying condition.

The presence of hardstanding and degrading structures indicates a history of development and limited ecological potential, though arboricultural features and undeveloped areas of vegetation may provide some ecological interest.

DEVELOPMENT PROPOSALS

1.9 The site is to be redeveloped with the demolition of the existing pavilion structure on site and the construction of a detached, two-storey, four-bedroom residential dwelling. The project will also include the development of a new coffee shop, along with modifications to both hard and soft landscaping within the site boundary.

SCOPE OF WORKS

1.10 The aims of this assessment were to:

- identify the likely ecological constraints associated with the proposed development;
- identify suitable mitigation measures (if required);
- determine whether further surveys are necessary;
- identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC.

2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.

2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Max Shaw on 2024-12-13. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Max Shaw has been completing preliminary ecological appraisals for over two years and regularly undertakes surveys of this scale. They have received professional training in all aspects covered in this report.

2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.

2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 2024-12-13. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

2.8 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.8.1. PRFs of built structures are listed in Table 2.8.2. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

Potential roosting features (PRFs) in built structures	
External	Internal
- Access/egress through windowsills, window panes and walls; - Behind peeling paintwork or lifted rendering; - Behind hanging tiles; - Weatherboarding; - Eaves; - Soffit boxes; - Fascias; - Lead flashing; - Gaps under felt (even including those of flats roofs); - Under tiles/slates; - Existing bat boxes; - Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls	- Behind wooden panelling; - In lintels above doors and windows; - Behind window shutters and curtains; - Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows; - Inside cupboards and in chimneys accessible from fireplaces; - Within attic roof voids; - The top of gable end or dividing walls; - The top of chimney breasts; - Ridge and hip beams and other roof beams; - Mortise and tenon joints; - All beams; - The junction of roof timbers, especially where ridge and hip beams meet; - Behind purlins; - Between tiles and the roof lining; - Under flat felt roofs

GROUND LEVEL TREE ASSESSMENT (GLTA)

2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Max Shaw during the site survey on 2024-12-13. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

2.10 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or

scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	*PRFs formed by damage*	*PRFs formed by association*
• *Woodpecker holes* • *Squirrel holes* • *Knot holes* • *Pruning cuts* • *Tear outs* • *Wounds* • *Cankers* • *Compression forks* • *Butt rots*	• *Lighting strikes* • *Hazard beams* • *Subsidence* • *Cracks* • *Shearing cracks* • *Transverse snaps* • *Welds* • *Lifting bark* • *Desiccation* • *Fissures* • *Frost cracks*	• *Fluting* • *Ivy*

Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	*Description*
NONE	*Either no PRFs in the tree or highly unlikely to be any*
FAR	*Further assessment required to establish if PRFs are present in the tree*
PRF	*A tree with at least one PRF present*

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely discounted, the site includes very limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.12.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	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 (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.13 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.14 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.

2.15 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.

3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.

3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

3.5 This report has been commissioned in order to comply with the Hillingdon Local Plan section 8 Environmental Improvement and the policy EM7 'Biodiversity and Geological Conservation.'

https://www.hillingdon.gov.uk/local-plan-and-review

NATIONAL AND INTERNATIONAL LEGISLATION

3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)

3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)

3.8 Countryside and Rights of Way Act (2000)

3.9 National Parks and Access to the Countryside Act (1949)

3.10 Natural Environment and Rural Communities Act (2006)

3.11 Protection of Badgers Act (1992)

3.12 The Conservation of Habitats and Species Regulations (2017)

3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)

3.14 The Hedgerows Regulations (1997)

3.15 UK Biodiversity Action Plan (1994)

3.16 Wildlife and Countryside Act (1981)

3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There is one designated site within the 2km search area.

Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Yeading Woods LNR	TQ 092 841	31.59	1.2 km
SSSI Impact Risk Zones	N/A	N/A	0 km

*Data from DEFRA MAGIC

Table 4.1.2: Local wildlife sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Yeading Brook Meadows	TQ 098 834	172.0	N/A - Not noted
Uxbridge Ponds	TQ 059 850	1.18	N/A - Not noted
Ickenham Marsh, Austin's Lane Pastures and Freezeland Covert	TQ 088 854	121.35	N/A - Not noted
Common Plantation and Park Wood	TQ 068 853	18.97	N/A - Not noted
River Pinn and Manor Farm Pastures	TQ 061 814	33.32	N/A - Not noted
The Grove	TQ 061 814	2.99	N/A - Not noted
Mad Field Covert, Railway Mead and the River Pinn	TQ 073 864	12.43	N/A - Not noted
Uxbridge and Hillingdon Cemeteries	TQ 065 827	7.66	N/A - Not noted
Hayes Shrub	TQ 092 825	8.04	N/A - Not noted
Home Covert, Lowdham Field and Pole Hill Open Space	TQ 082 833	26.4	N/A - Not noted
Hillingdon Court Park	TQ 071 839	22.77	N/A - Not noted
Ickenham Moat	TQ 081 854	0.4	N/A - Not noted
Uxbridge Common Meadows	TQ 068 847	24.74	N/A - Not noted

*Data from DEFRA MAGIC

LOCAL HABITAT

4.2 There were more than ten priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Deciduous Woodland	0.2 km SW
Deciduous Woodland	0.2 km S
Deciduous Woodland	0.8 km SW
Deciduous Woodland	0.8 km NW
Deciduous Woodland	0.8 km SE

*Data from DEFRA MAGIC

4.3 There were no standing water bodies situated within a 500m radius of the survey site.

HISTORICAL SPECIES RECORDS

4.4 Protected species records relating to the site and 2km search area were obtained from the GiGL as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.

4.5 A full list of identified species recorded within the 2km search area can be requested from GiGL.

4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

4.7 Five records of European water vole (*Arvicola amphibius*) were found within 2km of the site. No other aquatic species, including Eurasian otter (*Lutra lutra*), and White-clawed crayfish (*Austropotamobius pallipes*) were found within 2km of the site.

4.8 The search found 113 records of bats within 2km of the site, including Common pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*), Brown long-eared bat (*Plecotus auritus*), Noctule bat (*Nyctalus noctula*), Leisler's bat (*Nyctalus leisleri*), Daubenton's bat (*Myotis daubentonii*) and Serotine (*Eptesicus serotinus*). A search of DEFRA MAGIC found no previous protected species licences for bats within 2km of the site.

4.9 There were 29 records of West European hedgehog (*Erinaceus europaeus*) within 2km of the site. No records of Hazel dormouse (*Muscardinus avellanarius*), and 30 records of Eurasian badger (*Meles meles*) were found within 2km of the site.

4.10 Three records of Slow worm (*Anguis fragilis*), three records of Grass snake (*Natrix helvetica*) and one record of Common lizard (*Zootoca vivipara*) were found within 2km of the site.

4.11 The search found records of amphibian species within 2km of the site including Common frog (*Rana temporaria*) and Common toad (*Bufo bufo*). Three records of Great crested newt (*Triturus cristatus*) were found within the search radius. A search of DEFRA MAGIC showed six previous protected species licences for great crested newts within 2km of the site.

5 Site Survey

5.1 The site survey was undertaken on 2024-12-13. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 2024-12-13	
Weather Conditions:	Conditions during the site survey were recorded as 5°C with light winds and intermittent light rain.

*Data from BBC Weather.

5.2 Site and building description:

The site is located at Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX, and comprises a derelict pavilion building (B1) surrounded by a mixture of modified grassland, urban trees, and areas of hardstanding such as tarmac and concrete paving. The single-story brick pavilion features flat felt and corrugated iron roofs, which are in a state of significant disrepair. A pile of wood and building materials (TN1) has been noted in the eastern corner of the site. The surrounding habitats include neutral grassland with sparse patches of bramble and stinging nettle, as well as four urban trees of varying condition.

Overall, the site is characterized by a mix of developed and semi-natural habitats, including areas of modified grassland with variable sward heights of 5–20 cm, which are interspersed with common flora such as nettle, bramble, and sedge. The presence of hardstanding and degrading structures indicates a history of development and limited ecological potential, though arboricultural features and undeveloped areas of vegetation may provide some ecological interest.

The northern elevation of B1 consists of brickwork significantly weathered by age and exposure, with patches of moss and lichen growth indicating a lack of maintenance. Windows and doors on this elevation are either broken or missing, potentially allowing access for wildlife such as birds or bats. While no direct evidence of roosting was observed within the photos, structural features could provide opportunities for crevice-dwelling species.

The eastern elevation features more extensive degradation, including sections of crumbling brickwork and vegetation growing adjacent to the wall, such as nettles and brambles. These plants may provide some limited habitat for invertebrates but are not indicative of high ecological value. The gaps and cracks noted in this elevation could also present potential roosting or sheltering opportunities for bats or small mammals.

The southern elevation of B1 displays extensive wear, with corrugated metal roofing sheets overhanging sections of brickwork. This elevation is partially shaded by nearby vegetation, which may encourage moisture retention and the growth of mosses. While the roof structure does not appear to offer significant potential for bat use due to its degraded state, the sheltered and shaded environment may attract opportunistic species, such as nesting birds.

The western elevation is characterized by large stretches of intact but aging brickwork. This side of the building appears relatively stable compared to other elevations. However, the overall disrepair of the structure, including potential access points such as broken windows and missing fittings, contributes to the potential for opportunistic colonization by birds or bats. The surrounding modified grassland offers minimal transition habitat but may indirectly support species visiting the structure.

The flat felt roof, combined with sections of corrugated iron, is largely degraded, with patches of damage visible in multiple areas. These features limit suitability for sustained use by wildlife; however, small crevices in the felt or gaps in the corrugation may still allow access or temporary use by invertebrates or opportunistic bat species. The absence of roof insulation further reduces its ecological value.

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
u1b5: Developed land - sealed surface	u1b5: Developed land – sealed surface. The habitat comprises B1, areas of hardstanding, including tarmac and concrete paving blocks, associated with the existing pavilion building (B1). Vegetation cover is minimal, with occasional colonisation by pioneer species such as dandelion (*Taraxacum officinale*), common nettle (*Urtica dioica*), and ribwort plantain (*Plantago lanceolata*) in cracks and edges of the sealed surfaces. These features are typical of low-disturbance sealed surfaces that offer negligible ecological value beyond supporting invertebrates tolerant of urbanised conditions. The physical condition of this habitat is poor and does not provide significant connectivity or resources for higher ecological functionality.	 Image 1

		 Image 2 (B1)  Image 3 (B1)

		 Image 4 (PRF's)  Image 5 (PRF's)

		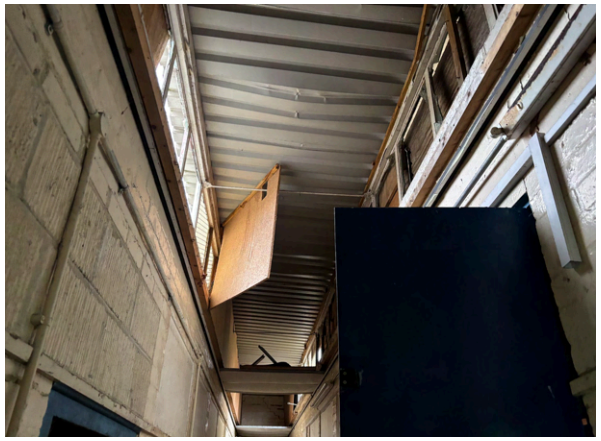 Image 6 (B1 internal)  Image 7 (B1 internal)

		 Image 8 (B1 internal)
g4: Modified grassland	g4: Modified grassland. The habitat comprises a moderately-sized area of modified grassland with sward heights varying between 5 cm and 20 cm. Species composition includes perennial ryegrass (*Lolium perenne*), reed grass (*Calamagrostis* species), common nettle (*Urtica dioica*), bramble (*Rubus fruticosus* agg.), and nipplewort (*Lapsana communis*). Drooping sedge (*Carex pendula*) is also present in localized patches. The vegetation structure is indicative of degraded grassland with reduced species diversity and a dominance of competitive species, particularly in disturbed areas. The condition is poor, with limited potential for supporting higher-value flora or fauna. Connectivity to other habitats is minimal, and ongoing management would be required to prevent further decline or encroachment of invasive species. The habitat was assessed as being in **poor condition**.	 Image 9

		 Image 10  Image 11

		 Image 12
u1a3: Urban Tree	u1a3: Urban Tree. The habitat includes four individual urban trees of varying condition and maturity. Tree 1: Ash (*Fraxinus excelsior*), approximately 12 metres in height with a split trunk and a diameter at breast height (DBH) of 1.68 metres. The tree is in **poor condition**, with visible signs of structural instability and reduced canopy density. Tree 2: Ash (*Fraxinus excelsior*), approximately 9 metres in height with a DBH of 0.69 metres. This tree is also in **poor condition**, exhibiting similar canopy thinning and limited structural integrity. Tree 3: Cabbage tree (*Cordyline australis*), approximately 4 metres in height with a DBH of 0.72 metres. The tree is in **moderate condition** and displays a dense canopy, typical of its species in an urban setting.	 Image 13 - T1

	Tree 4: Cherry Plum (*Prunus cerasifera*), approximately 5 metres in height with a DBH of 0.29 metres. This tree is in **poor condition** with evidence of reduced vigour and limited canopy growth. Together, these trees provide limited ecological value, offering some habitat for urban-adapted bird species and invertebrates. However, the poor condition of the majority of specimens reduces their overall functionality and longevity within the urban landscape.	 Image 14 - T2  Image 15 - T3

		 Image 16 - T4
Target Notes	TN1: A pile of wood and building materials located in the eastern corner of the site. This feature may offer potential refuge for small mammals and invertebrates. The pile could also provide overwintering opportunities for hedgehogs (*Erinaceus europaeus*), a Priority Species under the UK Biodiversity Action Plan. However, its isolated nature and proximity to disturbed habitats likely limit its overall ecological significance. Regular disturbance or removal of the material would reduce its value as a semi-natural refuge.	 Image 17 - TN1

6 Evaluation and Assessment

6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Protected Species Likelihood:

Protected feature or species: Bats (roosting potential)
Likelihood of occurrence or suitability: Low
Comments and justifications: The derelict structure of B1 exhibits some potential roosting features, such as cracks in the brickwork and damaged roofing, but these are limited in extent and quality. No evidence of bat activity was observed during the survey. The surrounding habitat is urbanized and fragmented, reducing suitability.
Impacts due to the proposed development: Demolition of B1 may lead to the loss of any potential roosting sites.
Required mitigation measures: A single emergence survey should be undertaken by a suitably qualified ecologist. This should take place between May - August (September being sub-optimal), with the installation of bat boxes as compensatory roosting habitat.

Protected feature or species: Bats (foraging potential)
Likelihood of occurrence or suitability: Low
Comments and justifications: The modified grassland and urban trees on-site provide limited foraging opportunities, with minimal connectivity to higher-quality habitats with Hillingdon Court Park to the east.
Impacts due to the proposed development: Minimal impacts due to the low foraging potential.
Required mitigation measures: No specific mitigation required for foraging bats.

Protected feature or species: Badgers
Likelihood of occurrence or suitability: Negligible
Comments and justifications: No evidence of badger activity, such as setts, pathways, or foraging signs, was found on-site. The urbanized surroundings further reduce suitability.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Hedgehogs
Likelihood of occurrence or suitability: Low
Comments and justifications: The pile of wood and building material (TN1) provides potential overwintering habitat for hedgehogs, although the modified grassland offers poor foraging opportunities and the site does not have ample access due to a perimeter fence.
Impacts due to the proposed development: Loss of potential refuge at TN1 due to material clearance.
Required mitigation measures: Materials in TN1 should be cleared manually, outside of the hibernation period (November to March).

Protected feature or species: Amphibians
Likelihood of occurrence or suitability: Low
Comments and justifications: The site lacks aquatic habitats for breeding and has limited terrestrial shelter opportunities apart from TN1, which may provide refuge for common amphibians.
Impacts due to the proposed development: Potential harm to amphibians sheltered in TN1 during clearance.
Required mitigation measures: Undertake manual clearance of materials in TN1 during active periods (March to October).

Protected feature or species: Reptiles
Likelihood of occurrence or suitability: Negligible
Comments and justifications: The site lacks suitable basking habitats and has limited structural diversity within the modified grassland, reducing reptile suitability.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Otters
Likelihood of occurrence or suitability: Negligible
Comments and justifications: No watercourses or suitable riparian habitats are present or nearby.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Water vole
Likelihood of occurrence or suitability: Negligible
Comments and justifications: The absence of suitable watercourses or riparian vegetation precludes the presence of water voles.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Dormice
Likelihood of occurrence or suitability: Negligible
Comments and justifications: No connectivity to woodland or hedgerow habitats suitable for dormice was identified.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Birds
Likelihood of occurrence or suitability: Moderate
Comments and justifications: The urban trees and derelict building offer potential nesting sites for common bird species. No evidence of protected species was observed during the survey.
Impacts due to the proposed development: Potential disturbance or destruction of active nests during vegetation clearance or demolition of B1.
Required mitigation measures: Vegetation clearance and demolition works must be undertaken outside of the bird nesting period (March to August). If this is not possible, a nesting bird check must be completed by an ecologist prior to works. Nest boxes should be integrated into landscaping proposals.

Protected feature or species: Invertebrates
Likelihood of occurrence or suitability: Low
Comments and justifications: Limited floral diversity within the modified grassland and urban habitat restricts opportunities for notable invertebrates. Common invertebrates may utilize the area.
Impacts due to the proposed development: Loss of low-value habitat and temporary disturbance during construction.
Required mitigation measures: Landscaping should incorporate native flowering plants to enhance invertebrate habitat.

Protected feature or species: Invasive species
Likelihood of occurrence or suitability: Negligible
Comments and justifications: No evidence of Schedule 9 invasive plant species (e.g., Japanese knotweed) was recorded during the site survey.
Impacts due to the proposed development: None.
Required mitigation measures: No specific mitigation required.

Protected feature or species: Terrestrial mammals (general)
Likelihood of occurrence or suitability: Low
Comments and justifications: Apart from potential for hedgehogs, the site offers limited opportunities for terrestrial mammals due to the disturbed and urban nature of the surrounding habitats.
Impacts due to the proposed development: Minimal.
Required mitigation measures: General site management precautions should be implemented to avoid harm to mammals during works.

Protected feature or species: Common and widespread mammals
Likelihood of occurrence or suitability: Low
*Comments and justifications: The site may occasionally be used by common species such as foxes (*Vulpes vulpes*) for transiting. No evidence of use was observed during the survey.*

Impacts due to the proposed development: Minimal.
Required mitigation measures: No specific mitigation required.

Potential Impacts & Mitigation Recommendations:

The proposed development at the site has the potential to impact certain ecological features, albeit to a limited extent due to the site's overall low ecological value. Key concerns include the potential disturbance or loss of features that may support protected or notable species such as bats, hedgehogs, and nesting birds, as well as the loss of low-value habitats. The assessment and recommendations provided align with the guidelines set out by the Chartered Institute for Ecology and Environmental Management (CIEEM) and statutory frameworks such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Mitigation measures proposed aim to conserve biodiversity and ensure compliance with relevant legislation and policy.

- All demolition and vegetation clearance works must adhere to best practice guidance and legal requirements. These works are to be undertaken outside the bird nesting season (March to August) unless a check for active nests is conducted by a qualified ecologist.

- Further survey effort is required prior to the demolition of B1 to determine the presence or absence of roosting bats. A single emergence survey should be carried out by suitably qualified ecologists between May-September (September being sub-optimal). This will safeguard compliance with the Conservation of Habitats and Species Regulations 2017 (as amended).

- The pile of wood and building materials (TN1) should be cleared manually outside the hibernation period (November to March) to avoid harm to hedgehogs.

- Landscaping should incorporate native plant species that enhance biodiversity and provide resources for invertebrates, birds, and other fauna. This aligns with the objectives of the National Planning Policy Framework (NPPF) to achieve measurable biodiversity net gain.

- Best practice site management measures should be implemented to prevent harm to any wildlife inadvertently using the site during construction.

- If evidence of protected species is discovered during construction, work must stop immediately, and advice should be sought from a qualified ecologist.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Low.	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None.	None required.
Protected habitats	Low.	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None.	None required.
Protected plant species	Low.	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. However, their presence cannot be entirely discounted.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.
Invasive plant species	Low.	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal	Invasive plant species have the potential to impact protected species and habitats	If invasive plant species are found, it is recommended to consider appropriate methods of removal.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.		

7 Biodiversity Enhancements

7.1 The development should be used as an opportunity for biodiversity enhancements, by creating new opportunities for wildlife.

BATS

7.2 It is recommended to install bat boxes on-site. Bat boxes should be positioned in areas of low human disturbance, in spaces that are unshaded for most of the day.

7.3 A crevice bat box is suitable for smaller bat species. These boxes should also be positioned 3-5 metres above ground level, orientated southwards.

BIRDS

7.4 It is recommended to place new bird boxes on-site.

7.5 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.

INVERTEBRATES

7.6 It is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.

7.7 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.

7.8 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

TERRESTRIAL MAMMALS

7.9 It is recommended to plant native species-rich hedgerows on-site, which will enhance connectivity and provide refuge for small mammals. Suitable species would include Common Beech (*Fagus sylvatica*), Common Hawthorn (*Crataegus monogyna*), Rowan (*Sorbus aucuparia*) and Crab Apple (*Malus sylvestris*) for example.

8 Conclusions

8.1 The site at Hillingdon Court Park Pavilion Parkway, Uxbridge, UB10 9JX is to be redeveloped with the demolition of the existing pavilion structure on site and the construction of a detached, two-storey, four-bedroom residential dwelling. The project will also include the development of a new coffee shop, along with modifications to both hard and soft landscaping within the site boundary.

8.2 The development will result in a loss of developed land, building and urban tree.

ECOLOGICAL CONSTRAINTS

8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.

8.4 Buildings B1 was considered to have low potential for roosting bats due to the presence of several PRFs which may be suitable for individual crevice dwelling bat species to utilise opportunistically (including gaps in external and internal brickwork, slipped roof tiles, lifted lead flashing, gaps between internal felt lining and roof).). The proposed works will result in the loss of PRFs, thus, further bat surveys will be required to determine bat presence/absence and inform on suitable mitigation measures.

8.5 Further mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development.

MITIGATION STRATEGIES

8.6 One bat presence/absence survey of B1 is to be carried out between May and August. The survey should consist of either one dusk emergence survey. The survey must be undertaken by a suitably qualified ecologist. The survey report must outline bat presence/absence and suitable mitigation measures (if required). Further surveys may be required if bat presence/absence cannot be determined during the initial site visit.

8.7 A tool box talk should be given to all relevant personnel by a suitable qualified ecologist before any works commence on-site to outline ecological constraints and the required mitigation measures.

8.8 Tree and building works should take place outside the breeding season (typically March-October) or once a suitability qualified ecologist has inspected the trees and building for breeding birds and confirmed that there are no active nests.

8.9 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.

8.10 Any trenches or other excavations left open overnight should be well covered to deter Badgers from entering. If this is not possible, any trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.

8.11 Any necessary excavation of animal burrows should be done carefully to avoid unnecessary suffering (such as crushing or asphyxiation).

8.12 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.

8.13 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

8.14 Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.

8.15 A new bat roost should be created on-site to offset the loss of PRFs. It is recommended that the roost be suitable for crevice dwelling species which are most likely to utilise the existing structures. Where possible, bat roosts should be incorporated into the proposed built footprint to ensure that permanent features are created.

BIODIVERSITY NET GAIN

8.16 The project is to be used as an opportunity for creating new wildlife habitat by achieving 10% biodiversity net gain. New habitat creation is to be considered and, if possible, implemented on-site and should be included within the final project design.

The baseline habitat units on site are 0.19, the habitats largely consist of developed land; sealed surface, vegetated garden, and small urban trees. There are no baseline hedgerow or watercourse units on site.

Post-development, without intervention, the proposed plans will result in a **biodiversity net gain of 0.13 habitat units** (**+70.06%**) and the creation of 0.43 hedgerow units.

The client plans to plant mixed native hedgerows to increase biodiversity along the site boundaries, providing food and shelter for birds, insects, and small mammals. Several new trees, including apple trees, will also be introduced to offer seasonal foraging opportunities and enhance habitat diversity.

To further support local wildlife, bird boxes, a bat box, and log piles will be installed throughout the site. These features will encourage nesting, roosting, and overwintering opportunities for a range of species, contributing to a more ecologically diverse and resilient landscape.

The proposed habitat creation on site delivers a net gain in biodiversity that exceeds the mandatory 10% threshold; therefore, **no additional habitat creation or purchase of biodiversity credits is required.**

SUMMARY

8.21 Subject to the completion of the required bat survey and the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.

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Maximilian Shaw
Ecological Consultant

Max Shaw

ROAVR | GROUP

Prepared by: Max Shaw BSc QCIEEM
Checked by: Connor Johnston

Appendix 1: Site Location and Assessment Boundary

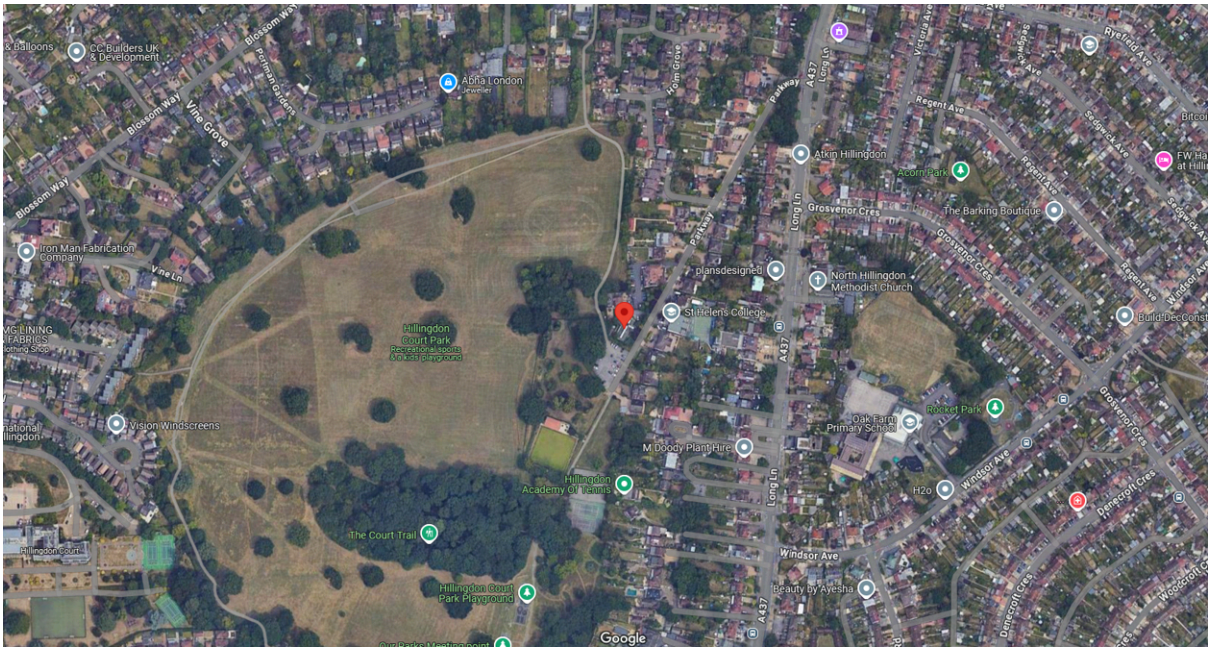

Figure A1.1: Extract from Google Maps showing the site location. (Google, 2024).

Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2024)

Appendix 2: Desktop Study

*Data from DEFRA.

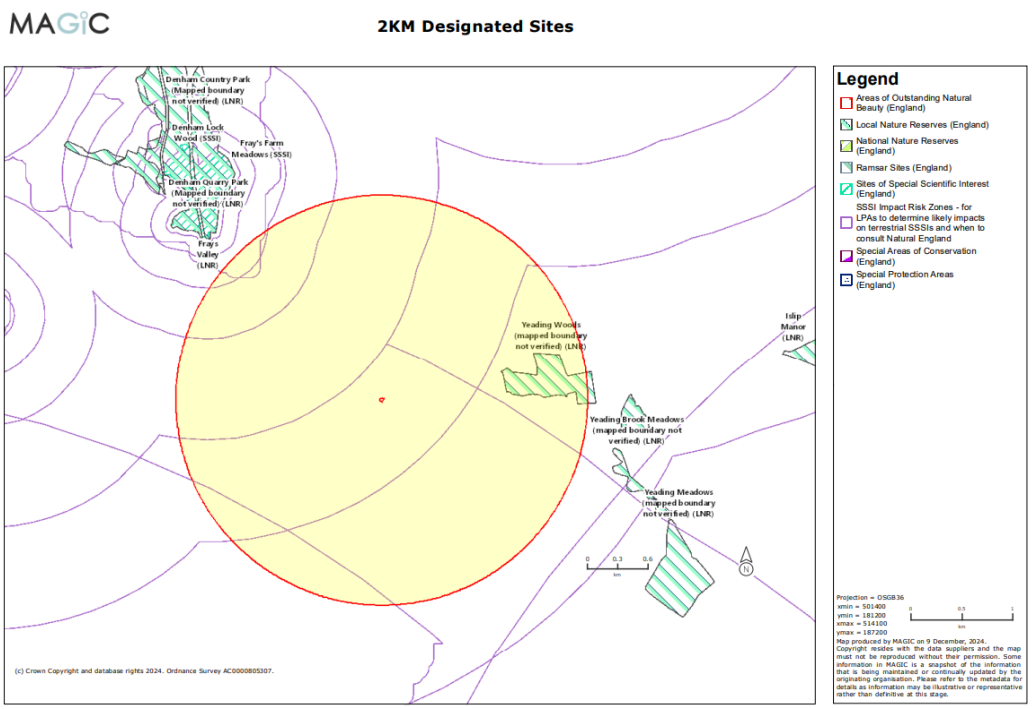

Figure A2.1: Location of Designated sites situated within a 2km search radius of the site.

*Data from DEFRA.

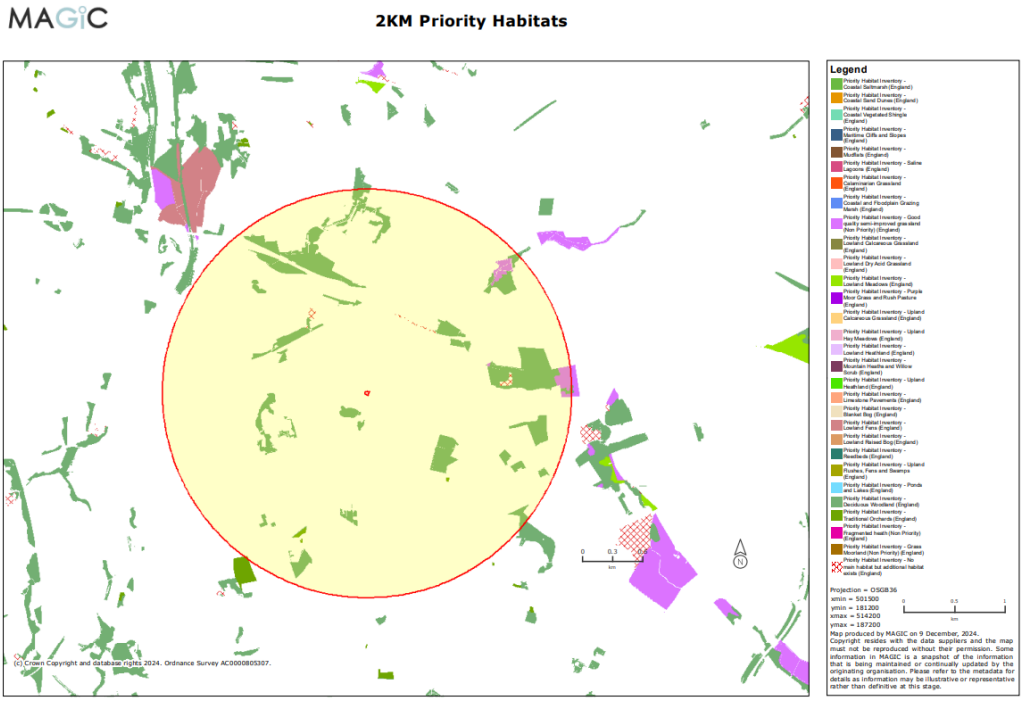

Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site.

Appendix 3: Site Maps

A3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).

Client Name: Maksim Selezniov

Project Number: 24_PEA_BNG_11_33

Hillingdon Court Park Pavillion Parkway
BNG Baseline

Red Line Boundary

BNG Baseline

Individual tree Baseline

Existing Small Urban Tree

Habitats Baseline

Developed land; sealed surface

Vegetated garden

Created by: GB

Approved by: AA

Date: 16/10/25

0 5 10 m

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Client Name: Maksim Selezniov

Project Number: 24_PEA_BNG_11_33

Hillingdon Court Park Pavillion Parkway
BNG Proposed

Red Line Boundary

BNG Proposed

Individual tree Proposed

Proposed Small Urban Tree

Retained Small Urban Tree

Hedgerows Proposed

Native hedgerow with trees

Habitats Proposed

Developed land; sealed surface

Vegetated garden

Created by: GB

Approved by: AA

Date: 16/10/25

0 5 10 m

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