

COYNE ENVIRONMENTAL LTD

**9 Sharps Lane,
Ruislip
HA4 7JG**



PRELIMINARY ECOLOGICAL APPRAISAL

AUGUST 2025

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INTRODUCTION

Coyne Environmental Ltd has been instructed to undertake an ecological survey for 9 Sharps Lane, Ruislip, HA4 7JG. This is to establish the potential presence or absence of protected ecological features. It is proposed to undertake a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. These will contribute to the submission of a planning application to the Local Planning Authority (LPA).



Figure 1 Satellite view of the site location with a red marker stating location

The completed PEA will allow the LPA to consider the impacts that the proposal will have on wildlife. The LPA can then set out its legal obligations under the 'Conservation of Habitats and Species Regulations' (2018) and 'Outline Mitigation and Compensation Strategy' if required. The PEA was conducted on the 2nd of September 2025 by Ecologist Sara Bates, in the daytime in good weather (18°C), with no wind or rain.

SITE

The grid reference to the surveyed site is TQ 08975 87614, close to Ruislip War Memorial. The site proposal is for the redevelopment of the 6-bedroom large dwelling to an 18-bedroom dwelling with 2 nurse stations. The site is within Ruislip, which consists of several notable historic buildings and landmarks dating back to the 16th century.

The rear of the site, to the South, has a shared boundary with Oaks Dental. The property to the East is a brasserie and the car parking area for this is closest to the surveyed site. Residential properties surround the remaining boundaries of the site, and Ruislip Duck Pond is close by to the North-East.

AREA DESIGNATIONS

Biodiversity management and protection within the UK planning system is described through European and UK legislation. The main protection for wildlife is the Wildlife and Countryside Act (1981), including for bats (European Protected Species). Legislation for specific species is also present such as, Protection of Badgers Act 1992, EU Habitats and Birds Directive and more general guidance, Conservation (Natural Habitats &c) Regulations 1994, which defines "European Protected Species" (EPS) and EU Biodiversity Strategy 2011-2020.

The London Borough of Hillingdon Local Plan states in Policy EM7: Biodiversity and Geological Conservation, that the biodiversity within the area will be preserved and enhanced. This policy states particular attention will be given to a few areas including the provision of biodiversity improvements from all developments, where feasible. The closest designation to the site is Ruislip Wood and is a National Nature Reserve (NNR), an Ancient Woodland (AW) and a Site of Special Scientific Interest (SSSI) at 0.46 miles to the North of the site. A Local Nature Reserve (LNR) is present to the East at 0.86 miles. The site is not within the Green Belt (GB) designation that surrounds London.



Figure 2 The surveyed site, 9 Sharps Lane, within the outline area.

ECOLOGICAL EVALUATION

A full Phase 1 Habitat Survey was not deemed necessary, due to the nature of the site. An Ecological Walkover Survey was therefore undertaken aligned with the UKHab Handbook (v2.1). However, if the survey identifies any wildlife of significance, measures will be taken as set out in the JNCC guidance Handbook for Phase 1 Habitat Surveys (2010) and CIEEM Guidelines (2017).

The application site has a large area of ornamental plants within the front and rear garden consisting of ornamental shrubs, trees and flowers (**UKHab Code: u1 – 829**). This area also consists of a mix of species including common apple trees (*Malus x domestica*), bald cypress (*Taxodium distichum*) and a single small holly (*Ilex aquifolium*). The undergrowth in this area, at the rear of the garden, consists of the ornamental beds alongside a large growth of ivy (*Hedera helix*). Additionally, to the rear of the shed and a section to the East close to the apple trees is a section of bare ground (**UKHab Code: u1 – 510**).



Figure 4 Areas of ornamental planting within the front and rear gardens.

A slabbed pathway (**UKHab Code: u1b**) consists around the edge of the rear garden and leads to the modified grassland in the centre of the rear garden (**UKHab Code: g4 - 829**). Further sealed surfaces are present at the front of the site, for the driveway and pathway to the front door, and the patio area at the back door which leads to the slabbed pathway. The dwelling (**UKHab Code: u1b5**) is in good condition with PVC windows and a tiled roof and single garage attached to the property. Three sheds are present in the rear garden, all consisting of wooden structure and felt rooves in moderate condition (**UKHab Code: u1b5**).



Figure 3 Areas of sealed surfaces and building structures

ECOLOGICAL ANALYSIS

The whole site will be surveyed and assessed for ecology, as well as the surrounding area. There is residential housing to the North and West of the site and businesses and their car parks to the East and South. As well as examining

the habitats on site, particular attention will be given to bats and Great Crested Newts (GCN), both European Protected Species (EPS).

Bats

The external areas of the building and sheds were fully investigated for bat droppings and insect meals; none were found during this search. The roof tiles were intact on the main building, and no potential openings were seen for bats to gain entry. The inside of the property was investigated; however, no attic was present in this building due to a loft conversion. The loft conversion allowed for two rooms to be constructed these were investigated and no signs of bats were present.



Figure 3 Photographs of loft conversion.

The trees on site were all investigated using binoculars for potential openings, including for urine stains or scratching. No holes were found on any of the trees on site. A large amount of the trees was covered in ivy and were investigated as much as possible. However, due to no other signs or factors showing bat presence this environment is classed as **no roosting potential**.

Birds

The trees and hedges on the property and surrounding areas offer potential habitats, food sources and nesting sites to birds. The survey showed no active nest or signs of nest building. Bird species noted on the survey included a robin (*Erithacus rubecula*), and evidence of wood pigeons (*Columba palumbus*) from dropped feathers.

Any work that is required to be undertaken near to the trees, must not be carried out in the normal breeding season March-August. If emergency work is required, the trees are to be inspected. If bird nests are found, a protection zone of at least 3 metres diameter must be retained until the fledglings have left the nest. This will be included in the **Precautionary Working Method Statement (PWMS)**.

Mammals

The trees and ornamental hedges/plants on site may allow for wildlife to find shelter. However, a fence boundary is in place at the rear of the property, with access only possible underneath the rear gate. Upon investigation of the site no runs, holes/burrows or tracks were noted of voles, shrews or other small mammals.

The walkover found **no mammals on site, including badger setts or hedgehogs**. No trails, passages (footprints) through vegetation or the undergrowth, latrine areas (droppings), discarded meals etc were found. At the rear of the property a pile of twigs and debris is present, and this was fully investigated for evidence of mammals, with none found.

Reptiles/Amphibians

The area can provide an opportunity for reptiles due to the undergrowth within the rear of the garden. However, as the surrounding area is a built-up residential area it is unlikely that reptiles/amphibians will be utilising this site. Inspection under possible refugia (stones, wood, equipment etc) was carried out and no evidence of reptiles including faeces, or slough was detected. Due to the surrounding habitats, it is unlikely reptiles will use this habitat and therefore Coyne Environmental Ltd concludes that the site has a **low probability for reptiles**. However, **provisions within the PWMS** will allow for protection measures.

Great Crested Newts (GCN)

Great Crested Newts (GCN) are European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law in the Wildlife and Countryside Act 1981. There are no ponds present within the site boundary, but there is a duck pond present to the North-East at 0.04 miles. To access this duck pond from the proposal site a busy road is present, additionally, this is the only pond within the area. Therefore, the **probability for GCN presence has been classified as low** on the application site. **Provisions within the PWMS** will include measures for GCN protection.

Precautionary Working Method Statement (PWMS)

The following works are recommended to be undertaken to ensure any existing ecology and wildlife of the site is managed to conserve as much as practical:

1. If in the unlikely event bats are encountered during development, work must be stopped immediately and the ecologist informed. Depending on what is found an Ecological Clerk of Works (ECoW) may be required to undertake a watching brief. This would be continued until it is decided by the ECoW that no further evidence of bats has occurred and the supervision can be discontinued.
2. As the trees and scrub may be used by birds as possible nesting sites, no work to the existing vegetation should be undertaken in the bird breeding season

(Mar-Aug) which is particularly important for House Sparrows (*Passer domesticus*) which are in steep decline (Red Listed). If necessary, the trees should be inspected to see if nest sites are present and active. If this is the case the ecologist should be contacted for advice.

3. When carrying out removal of any necessary vegetation clearance, care must be taken to ensure any unexpected wildlife and particularly GCN, are not encountered (under refugia -stones / timber). If any EPS are encountered, they should be allowed to escape at their own free will. If necessary, reptile protective fencing should be installed to prevent any further encounters with wildlife.
4. Care should also be taken to ensure small mammals, like hedgehogs are not present in the undergrowth. It is also important to ensure that if clearance does involve wood fires these are inspected to ensure animals like hedgehogs have not temporarily taken refuge here.
5. Works to prepare the land should be timed to minimise the potential impact on possible wildlife.
6. Any scrub or similar vegetation clearance necessary, should ideally be removed in winter (Dec-Feb) to within 20cm of ground level to ensure that any possible foraging/migrating between areas are not affected.
7. Any ground level vegetation clearance can be undertaken during the spring/summer (mid Mar-mid Jun) when activity is more dispersed.
8. Soil stripping should ideally be undertaken during the active season, between March to October and in suitable weather conditions.
9. Simple precautions will be sufficient to ensure that they do not exploit more attractive or useful habitats created during the works by keeping the site tidy and storing materials off the ground. Any soils stacking should be smoothed to prevent potential cavities and covered in tarpaulin.
10. If in the unlikely event that animals are found on site, they should be left to disperse of their own accord and works should be undertaken from the centre of the site outwards to allow for dispersal. Any animal that needs further assistance to escape should be gently placed in a clean bucket or other container with a lid and moved on to a safe location away from the development.

BIODIVERSITY NET GAIN

The Environment Act 2021 has a mandatory requirement for a minimum of 10% Biodiversity Net Gain (BNG) uplift on developments. It is proposed that the BNG will be undertaken as part of this study and included in the planning application.

Suitable enhancements and mitigation required to meet Statutory Net Gain can be incorporated into an ecological and landscape design proposal.

Ecological enhancements may be needed which can be in the form of bird and bat boxes, a landscape design proposal with planting of native trees and wildflower areas with insect hotels for bees and butterflies. Passages through fences can allow the connection of habitats of hedgehogs and the placement of hedgehog houses in discreet locations will help the species.

CONCLUSION

Coyne Environmental Ltd has been instructed to carry out this ecological study of 9 Sharps Lane, Ruislip, HA4 7JG. This report details the findings from the survey; from the above assessment no wildlife of note has been determined to use the site. This proposal may disturb some wildlife while the work is being undertaken, however this will only be temporary. Due to the BNG 10% enhancement that will be undertaken on site, the biodiversity will increase from the current evaluation.

Therefore, in my professional opinion I assess that the proposed development, following the PWMS will have minimal impact on the ecology of the area. I recommend that no other surveys would be required, on this basis, the proposal can be considered by the planning authority when the application is submitted.

REFERENCES

Habitat Map

Location Plan

Site Plan

Proposals Plan

Wildlife and Countryside Act 1981

Environment Act 2021



Location: 5 Philosphors Gate, Ashwell,
SG7 5DL

Project Title:

9 Sharps Lane Habitat Map

Client:

Julia Architects

Legend:

- Red Line Boundary
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Bare Ground
- Developed land; sealed surface
- Ornamental vegetation
- Modified grassland
- Buildings

Copyright & Details

OpenStreetMap is open data, licensed under the Open Data Commons Open Database License (ODbL), by the OpenStreetMap Foundation (OSMF). Town names obtained from <https://www.geonames.org/about.html>

Map created on 10/09/2025
Scale at A3: 1:215 scale of inset map at A3: 1:75000
Software: QGIS version 3.4, Bratislava.

Plan to be read in conjunction with the clients drawings and other landscape drawings.

No measurements are to be scaled off these drawings. Work from figured dimensions only.

All measurements and levels are to be checked on site. Landscape architect to be notified of any discrepancies prior to the commencement of works.



LOCATION PLAN
SCALE 1:1250



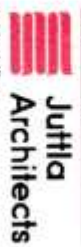
Ref	Category	Val

ADMINISTRATIVE

Project No: 1905
 Proposed Development of the Site:
 5 BARNY LANE, BARNBY, WALTON
 Opening Date:

LOCATION PLAN

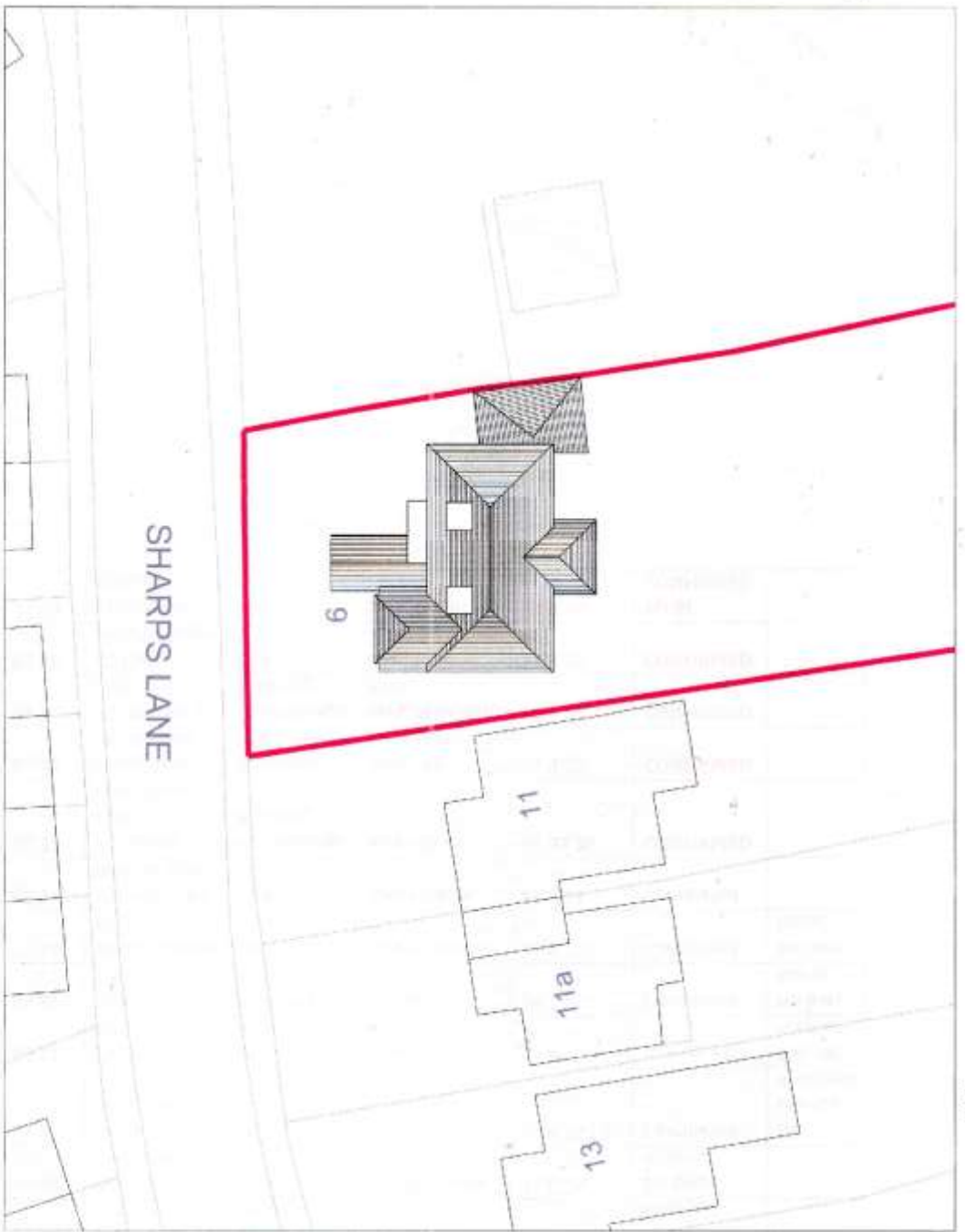
Category	Start Date	End Date
PI01	19/05/2024	31/03/2025
PI02	01/04/2025	31/03/2026
PI03	01/04/2026	31/03/2027
PI04	01/04/2027	31/03/2028
PI05	01/04/2028	31/03/2029
PI06	01/04/2029	31/03/2030
PI07	01/04/2030	31/03/2031
PI08	01/04/2031	31/03/2032
PI09	01/04/2032	31/03/2033
PI10	01/04/2033	31/03/2034



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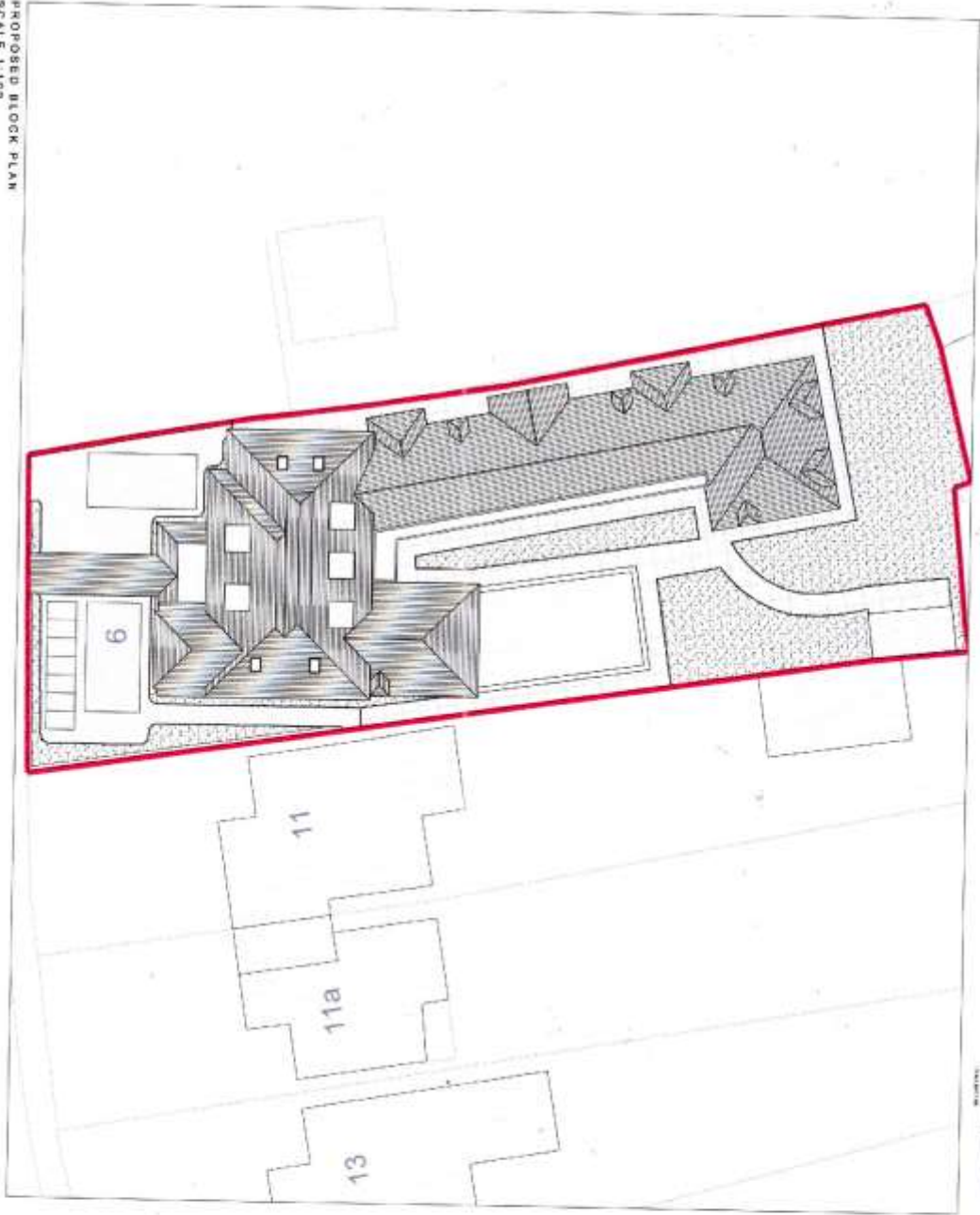
PLANNING ISSUE

EXISTING BLOCK PLAN
SCALE 1:100



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PROPOSED BLOCK PLAN
SCALE 1:100



DATE	20/11/2018
BY	JUTHIA ARCHITECTS
PROJECT	PROPOSED DEVELOPMENT OF 11-13
CLIENT	MR & MRS J. J. J. J.
ADDRESS	11-13
LOCATION	11-13
SCALE	1:100
DATE	20/11/2018
BY	JUTHIA ARCHITECTS
PROJECT	PROPOSED DEVELOPMENT OF 11-13
CLIENT	MR & MRS J. J. J. J.
ADDRESS	11-13
LOCATION	11-13
SCALE	1:100

Juthia Architects

PLANNING STATE