



ECHO ECOLOGY

Preliminary Ecological Appraisal

Site: 25 Yeading Lane
Hayes
UB4 0EL

Client: Landmark Group

Date: February 2026

Quality Assurance

Revision	Status	Date	Author(s)
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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

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1.0 Summary

- 1.1** This report presents the results of a Preliminary Ecological Appraisal (PEA) undertaken at 25 Yeading Lane, Hayes, UB4 0EL ('the Site'). The proposals are for the demolition of the existing bungalow and the erection of five self-contained flats with refuse & bike storage & off street parking ('the Proposed Development').
- 1.2** The Site was approximately 0.09 ha in extent and comprised of developed land, buildings and vegetated garden. The Site was located within the urban development of Hayes, Greater London.
- 1.3** Habitats on Site were considered to be of low ecological value.
- 1.4** A summary of ecological features, likely impacts and outline mitigation/ enhancement measures is provided in Table 4.
- 1.5** Through incorporation of the recommendations set out in this report and by following the mitigation hierarchy (avoid, mitigate, compensate and enhance), it is considered that the proposals can deliver positive residual impacts in line with current wildlife legislation, chapter 15 of the NPPF (MHCLG, 2024) and local planning policies relevant to nature conservation.

2.0 Introduction

2.1 Echo Ecology was commissioned by Landmark Group to undertake a Preliminary Ecological Appraisal (PEA) of Land at 25 Yeading Lane, Hayes, UB4 0EL ('the Site'), located at central grid reference TQ 10677 81256 ('the Site') (Appendix 1).

2.2 The objectives of this update appraisal was to:

- Map the main ecological features within the surveyed area and compile a plant species list for each habitat type;
- Make an updated assessment of the presence or likely absence of species of conservation concern;
- Identify any legal and planning policy constraints relevant to nature conservation which may affect the development proposals;
- Determine any potential further ecological issues;
- Determine the possible need for further surveys and mitigation; and
- Make recommendations for minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Chapter 15: *Conserving and Enhancing the Natural Environment*, of the National Planning Policy Framework (NPPF) (MHCLG, 2024), and relevant local nature conservation planning policies.

2.3 The details of relevant wildlife legislation in addition to national and local planning policies related to nature conservation and biodiversity are provided in Appendix 2.

3.0 Methods

3.1 This report has been prepared with reference to British Standards Institution (BSI) BS 42020:2013 ‘Biodiversity – code of practice for planning and development’ (BSI, 2013) and The Chartered Institute of Ecology and Environmental Management’s (CIEEM) and Technical Guidance Series ‘Ecological Report Writing’ (CIEEM, 2017a) and Code of Professional Conduct (CIEEM, 2022).

3.2 The following PEA follows guidance and methods as prescribed by the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd edition (2017b) and the Guidelines for Ecological Impact Assessment (2018). Following these methods, a baseline of rare and/or notable ecological features (species and habitats) was established and valued. Predicted significant impacts upon these features have been identified as well as constraints and opportunities. This step-wise assessment process has informed likely mitigation and enhancement measures as well as any further assessment required. This PEA and any additional surveys will fully inform the predicted impacts of the scheme in accordance with the NPPF (MHCLG, 2024), local planning policy and relevant wildlife legislation.

Desk Study

3.3 Echo Ecology utilised online data search resources for records of protected and notable species and for data on non-statutory designated sites. The data search encompassed the study area, and up to 1km from the boundary. Data was received on 15.01.2026. In addition, the below analysis was undertaken.

3.4 A web-based search for statutory designated sites via the Multi Agency Geographic Information for the Countryside (MAGIC) spatial data resource magic.defra.gov.uk was undertaken on 15.01.2026 for the following statutory designated sites: European (up to 10km from the Site boundary; and National (5km from the surveyed area boundary), non-statutory (1km from the Site boundary).

3.5 An online search was undertaken for waterbodies within 250m utilising MAGIC online spatial data resource (<https://magic.defra.gov.uk>) on 15.01.2026.

Extended Phase 1 Habitat Survey

3.6 A UK Habitat Classification (UKHab) Survey was carried out on the 16.01.2026 by Pete Scott-Norris ACIEEM during appropriate weather conditions. UKHab survey methods are set out in the UK Habitat Classification User Manual – Version 2.0 (UKHab Ltd. 2023). UKHab is a comprehensive habitat classification system designed for the UK and is intended for ecologists to identify and map habitats to provide outputs that are suitable for ecological impact assessment. Habitat mapping was undertaken using the standard classification to indicate habitat types.

3.7 The dominant and readily identifiable higher plant species identified in each of the various habitat parcels were recorded and their abundances assessed on the DAFOR scale:

- D - Dominant
- A - Abundant
- F - Frequent
- O - Occasional

- R - Rare

3.8 These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2019).

3.9 Impacts upon ecological features have been considered for the purposes of this survey following industry best practice guidance. Only relevant protected and notable species have been discussed within this report to keep its contents concise and relevant to the works being undertaken and for ease of application.

Protected and Notable Species

3.10 The surveyed area was assessed during the UKHab survey for its suitability for protected and notable species that are likely to occur in the area. Considering the results of the desk study, the location and habitats in the surveyed area, an assessment was carried out for:

- Flora;
- Badger;
- Bats (roosting, foraging and commuting);
- Breeding and non-breeding birds;
- Rare or notable invertebrates;
- Great crested newt;
- Hazel dormouse;
- Reptiles; and
- Other notable species.

Badger

3.11 An initial assessment was made to identify areas that might be used by badgers *Meles meles* for foraging, commuting and sett creation.

Bats

3.12 The Site was assessed for its suitability to support roosting, foraging and commuting bats. Any buildings or trees on Site were assessed for their suitability for roosting bats by bat licenced ecologist Pete Scott-Norris ACIEEM (ref: 2021-10106-CL18-BAT) following current guidance (Collins, 2023).

3.13 Good bat foraging habitat generally includes sheltered areas and habitats with good numbers of insects, such as woodland, scrub, ponds, lakes and species-rich or rough grassland. Good commuting habitat generally comprises linear features such as well-connected hedgerows, woodland edge, watercourses. The Site was assigned a level of suitability according to the classification provided by Collins (2023).

Birds

- 3.14** The Site was assessed for its potential to support breeding birds and significant wintering and/or migratory bird populations. Suitable habitat generally includes scrub, trees and can also include buildings, open grassland and piles of debris. Detailed bird surveys were not undertaken at this preliminary stage.

Invertebrates

- 3.15** The Site was assessed for its potential to support rare or notable invertebrate species; this assessment was made on the basis of the range of the habitats present.

Great Crested Newt

- 3.16** The terrestrial habitats were assessed for their suitability for great crested newts (GCN) *Triturus cristatus*. Suitable terrestrial habitat generally includes rough grassland and woodland where they can forage and hibernate, with good links to ponds where they breed.

Hazel Dormouse

- 3.17** Habitats on Site were assessed for their general suitability for hazel dormouse *Muscardinus avellanarius*. This species generally uses areas of dense woody vegetation and are more likely to be found where there is a wide diversity of woody species contributing to a three-dimensional habitat structure, a number of food sources, plants suitable for nest-building materials and good habitat connectivity.

Reptiles

- 3.18** The Site was assessed for its suitability for the four more widespread UK reptile species; common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus*. Specific habitat requirements vary between species. Common lizard and slow worm prefer rough grassland although they can be found in a variety of habitats ranging from woodland glades to walls and pastures. Grass snakes have similar habitat requirements but have a greater reliance on ponds and wetlands. Adder is more associated with dry grasslands, heathland and woodland edge habitats.

Other Notable Species

- 3.19** The Site was assessed for its potential to support Natural Environment and Rural Communities (NERC) Act 2006 species of principal importance which are likely to occur in the local area especially hedgehog *Erinaceus europaeus*.

Assessment of Nature Conservation Value

3.20 CIEEM guidelines for Ecological Impact Assessment in the United Kingdom (2018) have been utilised to assess the impacts upon habitats within the Zone of Influence (ZoI) of the Site. CIEEM suggests that it is best to use the geographical scale (i.e., International, National, Regional etc.) at which a feature (i.e. a habitat, species or other ecological resource) may or may not be important, as the appropriate measure of value. As such, data from the data search and UKHab survey have been reviewed and the likely occurrence of protected and notable species/species groups assessed. This has allowed predictions of impacts to be made along with recommendations for mitigation, compensation and enhancement. If needed, further targeted survey has been recommended to refine the evaluation and associated recommendations.

Constraints

3.21 Desktop data searches are a valuable tool in evaluating a Site's potential to hold rare and protected species, it is not however an absolute in confirming presence or absence of notable species due to the nature of how the records are collected.

3.22 Where any data supplied by the client, or any other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Echo Ecology for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

3.23 All the species that occur in a habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. The assessment of the Site was undertaken in January 2026, which falls outside of the optimal plant growing season. However, given the nature of the habitats present within the Site, an accurate characterisation of the habitats was made, and the timing of the survey is not considered a significant limitation.

4.0 **Baseline Ecological Conditions**

Site Description

4.1 The Site was approximately 0.09 ha in extent and comprised of developed land, buildings and vegetated garden. The Site was located within the urban development of Hayes, Greater London.

European Designated Sites

4.2 There was one European designated site within 10km of the Site boundary; South West London Waterbodies Special Protection Area (SPA) and Ramsar located c.9.2 km south-west of the Site. SPA's and Ramsar sites are designated under the Conservation of Habitats and Species Regulations (CoHSR, 2017 as amended) and are of **international** importance. Summary details are provided in Table 1.

Nationally Designated Sites

4.3 There were seven Nationally Designated Sites within 5 km of the Site. The closest site was Yeading Meadows Local Nature Reserve (LNR) located c.0.7 km north-west of the Site (Table 1). There were an additional six LNRs within 5km of the Site as detailed in Table 1 below. LNRs are considered important at a **National** Level.

4.4 The Site lies within the Natural England Impact Risk Zone (IRZ) for nearby designated sites. However, the impact risks where the Site is located does not apply to residential proposals.

Table 1: Statutory designated sites within the vicinity of the Site

Site name	Distance & direction	Size (ha)	Reason for designation
European Designated Sites			
South-West London Waterbodies SPA and Ramsar	9.2 km South-west	830.26	Habitats: Reservoirs and former gravel pits Species: internationally important numbers of Gadwall and Shoveler
Nationally Designated Sites			
Yeading Meadows LNR	0.7 km north-west	29.96	Habitats: Oak Plantation Woodland and meadow Species: Hobby, kingfisher, bush cricket, gate keeper butterfly
Yeading Brook Meadows LNR	2.5 km north-west	5.69	Habitats: Wildflower meadows Species: Roesel's bush-cricket, shield bugs and skipper butterflies, skylark, snipe, five-spotted burnet moth, narrow-leaved water-dropwort, small heath and common spotted-orchid, common frog.
Yeading Woods LNR	2.9 km north-west	31.59	Habitats: Meadow, riverbank and coppiced woodland Species: bluebells in spring, broad leaved helleborine orchid, kingfisher along the Yeading Brook, and the continental wasp spider
Islip Manor LNR	3.3 km north	23.75	Habitats: Wet meadow Species: 20 grass species and ten leguminous species are among the diverse flora
Northolt Manor LNR	3.76 km north-east	1.79	14 th Century Moated Manor, habitats include meadows, scrub, woodlands, wetlands, ponds and small lakes

Site name	Distance & direction	Size (ha)	Reason for designation
Litten Nature Reserve LNR	4 km east	1.07	Habitats: Woodland, wildflower meadows and ponds
Cranebank LNR	4.9 km south	6.69	Habitats: Flood meadows Species: Yellow flag iris, reed grass, reed sweet-grass, fool's watercress, water forget-me-not and water mint. The meadows have several locally uncommon species including cuckoo flower, bugle, ragged robin and dropwort. The site has 26 species of butterflies and 12 damselflies and dragonflies

Habitats

4.5 A UKHab map of the Site is provided within Appendix 3.

4.6 The UKHab types within the Site are listed below followed, by a description of each habitat type:

- u1b6 – Other developed land
- u1(828 - Vegetated garden

Other Developed Land

4.7 Three buildings were present on Site which included a residential house and two outbuildings. To the front of the property was hard standing for vehicle parking and pedestrian access, and to the rear was hardstanding within the vegetated garden for pathways.

Vegetated Gardens

4.8 Within the residential curtilage of the property were vegetated gardens to the front and rear of the house. The gardens consisted of lawn which was dominated by perennial rye-grass *Lolium perenne*.

Priority Habitats

4.9 There were no habitats on Site which were considered to meet the definition for classification as UK NERC Act (2006) habitat of principal importance (JNCC, 2008).

Summary

4.10 All habitats were considered to be **Site** importance for biodiversity. Confidence in this assessment is **high**.

Protected and Notable Species

4.11 Protected species are animals and plants protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), The Protection of Badgers Act 1992, or listed in Section 40 or 41 of the NERC Act 2006. Protected and notable species with existing records within 1km of the Site are detailed below.

Protected and Invasive Flora

- 4.12** The vegetated garden habitats were not considered suitable for protected species and no protected species were recorded on Site. No non-native invasive species were identified on-site during the survey.
- 4.13** The Site is therefore currently considered to be of **Negligible** importance for flora. The confidence in this assessment is **high**.

Badger

- 4.14** The site is generally considered unsuitable for badger as it is dominated by developed land sealed-surface and a managed vegetated garden. The garden was fenced with a concrete gravel board which was in good condition and was considered likely to prevent opportunistic access to the Site by larger mammals such as badger. Furthermore, the site is located within an urban residential development which is considered sub-optimal for foraging and commuting badger given the more suitable habitat outside the urban setting such as woodland and grassland habitats c.05 km northeast along the River Thames.
- 4.15** The Site is currently considered of Negligible importance for Badger. The confidence in this assessment is high.

Bat- foraging

- 4.16** The vegetated garden habitats on or adjacent to the Site were considered to offer limited suitability for foraging and commuting bat species. The Site was located on a busy road in the centre of Hayes on a junction with traffic lights and Street lighting, with a bus stop outside the property. As such, the Site is considered to have high levels of light and noise disturbance for foraging and commuting bats which may limit the likelihood of them being present. The Site had limited connectivity to suitable commuting and foraging habitat in the wider landscape. Overall, the Site was considered to have 'Negligible' suitability for foraging and commuting bats as per guidance (Collins, 2023).
- 4.17** The Site is therefore currently considered to be of **Negligible** importance for foraging/commuting bats. Confidence in this assessment is **high**.

Bats- roosting

- 4.18** No trees within the Site or immediately adjacent to the Site were considered to offer suitable features for roosting bats. There were three buildings on Site, one main residential house and two outbuildings. The results of the update PRA are summarised in Table 2 below:

Table 2: Preliminary Roost Assessment of buildings on Site

Building number	Description	Access Points	Potential Roost Locations	Bat Roost Suitability
B1	Brick and rendered one storey building, with converted loft. Tiled pitched roof.	-Gaps under individual tiles on the east elevation	-Gaps under tiles only (no loft void).	Low – Reduced to negligible because of high levels of disturbance in the local environment
B2	Brick outbuilding with metal sheet roof	-None considered present	-None considered present	Negligible
B3	Brick outbuilding with metal corrugated roof	-None considered present	-None considered present	Negligible

4.19 Although Building B1 was initially assessed as having low suitability for roosting bats, the surrounding Site was considered to have negligible suitability for commuting and foraging bats as a result of the high levels of disturbance associated with Yeading Road. Current best-practice guidance (Collins, 2023) recognises that such disturbance can adversely influence roosting potential; therefore, the effective roosting suitability of Building B1 is considered to be reduced accordingly. . As such, it is considered that the likelihood of bats utilising B1 for roosting is **Negligible**.

4.20 The Site is therefore currently considered to be of **Negligible** importance for roosting bats. Confidence in this assessment is **High**.

Birds

4.21 The Site was considered to hold limited suitability for nesting bird species as the vegetated garden was maintained with only lawn present.

4.22 Given the size of the Site and the habitats present, the Site was considered unlikely to support a notable assemblage of breeding and non-breeding species and, is not considered likely to support protected/notable species that have been recorded in the vicinity. As such, the Site was considered to be of **Negligible** importance for breeding and non-breeding protected bird species. Confidence in this assessment is **high**.

Great crested newt

4.23 There were no ponds on Site or within 250m of the Site.

4.24 According to research undertaken for English Nature (Cresswell & Whitworth, 2004), now Natural England, it is most common to encounter great crested newt within 50m of a breeding pond, with few moving further than 100 m unless significant linear features are involved. At distances greater than 200-250 m great crested newt are hardly ever encountered. As such populations centred on ponds over 200-250m away are considered to be outside the zone of influence with impacts being very unlikely. Additional research found that 95% of GCN refuges are located within 63m of a breeding pond (Jehle, 2000).

4.25 Considering the research, and the lack of ponds within 250 m of the Site, it is considered unlikely that GCN are present on-site.

4.26 As such, the Site is considered to be of **Negligible** importance for GCN with confidence in this assessment **high**.

Hazel dormouse

4.27 No habitats on Site were considered suitable for hazel dormice as they prefer species rich native hedgerows, scrub and woodland habitats. As such, it is considered that the Site is of **Negligible** importance for hazel dormice. Confidence in this assessment is **high**.

Invertebrates

4.28 The vegetated garden offers limited suitability for specialist invertebrates due to a lack of structural diversity and native species present. Given the size of the Site and lack of specific microhabitats, it is unlikely that the Site would support a notable invertebrate assemblage. Furthermore, given the lack of dead or decaying wood on-site, it is considered unlikely that species such as stag beetle would be present.

4.29 The Site is considered to be of **Site** importance for notable invertebrates. The confidence in this assessment is **high**.

Reptiles

4.30 The majority of the Site consists of habitats largely considered unsuitable for reptile species (developed land, vegetated garden). Furthermore, the Sites fencing and concrete gravel boards are considered to offer a physical barrier for commuting reptiles to gain access to the site opportunistically. As such it is considered that the Site is unlikely to support a notable population of reptiles.

4.31 As such, the Site was considered to be of **Negligible** importance for reptiles. Confidence in this assessment is **high**.

Other Notable Species

4.32 The vegetated garden on-site is considered to provide suitable foraging habitat for hedgehogs and other notable species such as common toad *Bufo bufo* (if present in the wider landscape). However, access was considered restricted to the Site for these species due to the boundary fencing and concrete gravel boards.

4.33 The Site was considered to have potential to be of **Site** importance for hedgehog and common toad. Confidence in this assessment is **high**.

Summary

4.34 A summary evaluation of the surveyed area in relation to ecology features is provided in Table 3.

Table 3: Evaluation of existing ecological features

Feature	Summary Description	Importance	Confidence
Statutory Designated Sites	South-West London Waterbodies SPA and Ramsar Yeading Meadows LNR Yeading Brook Meadows LNR Yeading Woods LNR Islip Manor LNR Northolt Manor LNR Litten Nature Reserve LNR Cranebank LNR	International National	High
Habitats	There were no vegetated habitats on Site.	Negligible	High
Flora	There were no vegetated habitats on Site	Negligible	High
Badgers	No habitats on Site suitable for foraging, commuting or sett building.	Negligible	High
Bats	Negligible foraging and commuting available on or adjacent to Site	Negligible	High
	Negligible roosting opportunities available on-Site due to high levels of environmental disturbance	Negligible	High
Birds	Limited habitat for breeding bird species and considered unlikely to support a notable assemblage of non-breeding species.	Negligible	High
GCN	No ponds on or within 250m of the Site.	Negligible	High
Hazel dormouse	Site has no suitable habitats on Site.	Negligible	High
Invertebrates	Vegetated garden has limited structural diversity; unlikely to support a notable assemblage.	Site	High
Reptiles	Habitats on Site largely considered unsuitable for reptile species (developed land, vegetated garden).	Negligible	High
Other notable species	The vegetated garden was considered to offer some suitability for European hedgehog and common toad if accessible.	Site	High

5.0 Preliminary Impacts, Mitigation/Enhancement Measures and Residual Effects

Description of Proposals

- 5.1 The proposals are for the demolition of the existing bungalow and the erection of five self-contained flats with refuse & bike storage & off street parking ('the Proposed Development').

Statutory Designated sites

- 5.2 The closest statutory designated site was Yeading Meadows located c.0.7 km north-west of the Site. Due to the small scale of the proposals and the distances involved no direct or indirect impacts are thought likely to this or other designated sites. During construction, standard industry pollution prevention measures should be implemented such as dust control.

Biodiversity Net Gain

- 5.3 The existing area of developed land sealed surfaces including buildings onsite is approximately 117 m². The proposed areas of developed land within the development will total approximately 127 m². As such, it is considered that less than 25 m² of vegetated habitat will be lost within the proposed development and it is considered to satisfy the BNG De minimis exemption as per The Biodiversity Gain Requirements (Exemptions) Regulations 2024:

De minimis exemption:

4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

- (a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and*
(b) less than 5 metres in length of onsite linear habitat

- 5.4 As such, it is considered that the proposals for the development at 25 Yeading Lane are exempt from the Statutory Biodiversity Net Gain requirements.

Invertebrates

- 5.5 The Site is considered unlikely to support significant assemblages of rare or notable invertebrates due to the common habitats present and restricted variety and density of micro-habitats available.
- 5.6 It is recommended that any site lighting follows a sensitive lighting strategy.
- 5.7 Enhancements for invertebrates may include the provision of dead wood habitats (for stag beetle) and bug boxes. Additionally, any new planting areas should feature nectar-rich species commonly found in wildflower meadows and/or orchards, as outlined in Appendix 5.
- 5.8 These measures could result in a **positive** residual effect for invertebrates.

Hedgehog and Common Toad

- 5.9** Section 40 of The Natural Environment and Rural Communities Act (NERC) 2006 places a legal duty on Local Authorities to conserve biodiversity. Section 41 (S41) sets out a list of 943 species and habitats of principal importance. These species are known as England Biodiversity Priority (EBP) species and are those identified as requiring action under the former UK Biodiversity Action Plan (BAP) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. Amongst these species is hedgehog, for which suitable foraging/commuting habitat exists within the Site.
- 5.10** Potential impacts to hedgehog include risk of death/injury during construction/vegetation clearance and disturbance from additional lighting. To avoid any potential impacts to commuting and/or foraging hedgehog, other small mammals or common toads during the construction phase such as death and/or injury the following precautionary techniques are additionally recommended:
- Covering trenches at night or leaving a plank of wood leant against the side to ensure animals can escape if they were to accidentally fall in;
 - Covering open pipework with a diameter of greater than 120mm at the end of the workday to prevent animals from entering and becoming trapped;
 - Covering chemicals and appropriately storing them overnight; and
 - Regular removal of litter.
- 5.11** Furthermore, it is considered that a sensitive lighting strategy would mitigate for any potential impacts to nocturnal activities.
- 5.12** To enhance the foraging and commuting potential for hedgehogs and other notable species such as common toad, hedgehog highways could be installed on the existing fences or underneath new gates to allow animals to enter the rear gardens of the proposed development more easily.
- 5.13** It is considered that the combination of mitigation, wildlife friendly planting scheme and hedgehog highways would result in a **positive** residual effect for hedgehog and common toad.

6.0 Conclusions

- 6.1** The proposals are for the demolition of the existing bungalow and the erection of five self-contained flats with refuse & bike storage & off street parking. The Site comprised of developed land, vegetated gardens and buildings. The Site was located within the urban development of Hayes.
- 6.2** A summary of ecological features likely impacts and outline mitigation/enhancement measures is provided in Table 4.
- 6.3** Through incorporation of relevant recommendations, it is considered that the proposals can deliver positive residual impacts in line with current wildlife legislation, chapter 15 of the NPPF (MHCLG, 2024); and local planning policies relevant to nature conservation.

Table 4: Summary of likely impacts, mitigation and enhancement measures and residual effects

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
South-West London Waterbodies SPA and Ramsar Yeading Meadows LNR Yeading Brook Meadows LNR Yeading Woods LNR Islip Manor LNR Northolt Manor LNR Litten Nature Reserve LNR Cranebank LNR	None considered likely to occur	N/A	Standard industry pollution prevention.	Neutral
Invertebrates	Light disturbance during and post construction.	N/A	Protection of retained habitats. Wildlife friendly planting scheme, incorporating dead wood and resources for a range of pollinator species. Sensitive lighting scheme.	Positive
Hedgehog and common toad	Death/injury.	N/A	Protection of retained habitats. Sensitive lighting strategy. General precautionary measures. Wildlife friendly planting scheme and installation of hedgehog highways.	Positive

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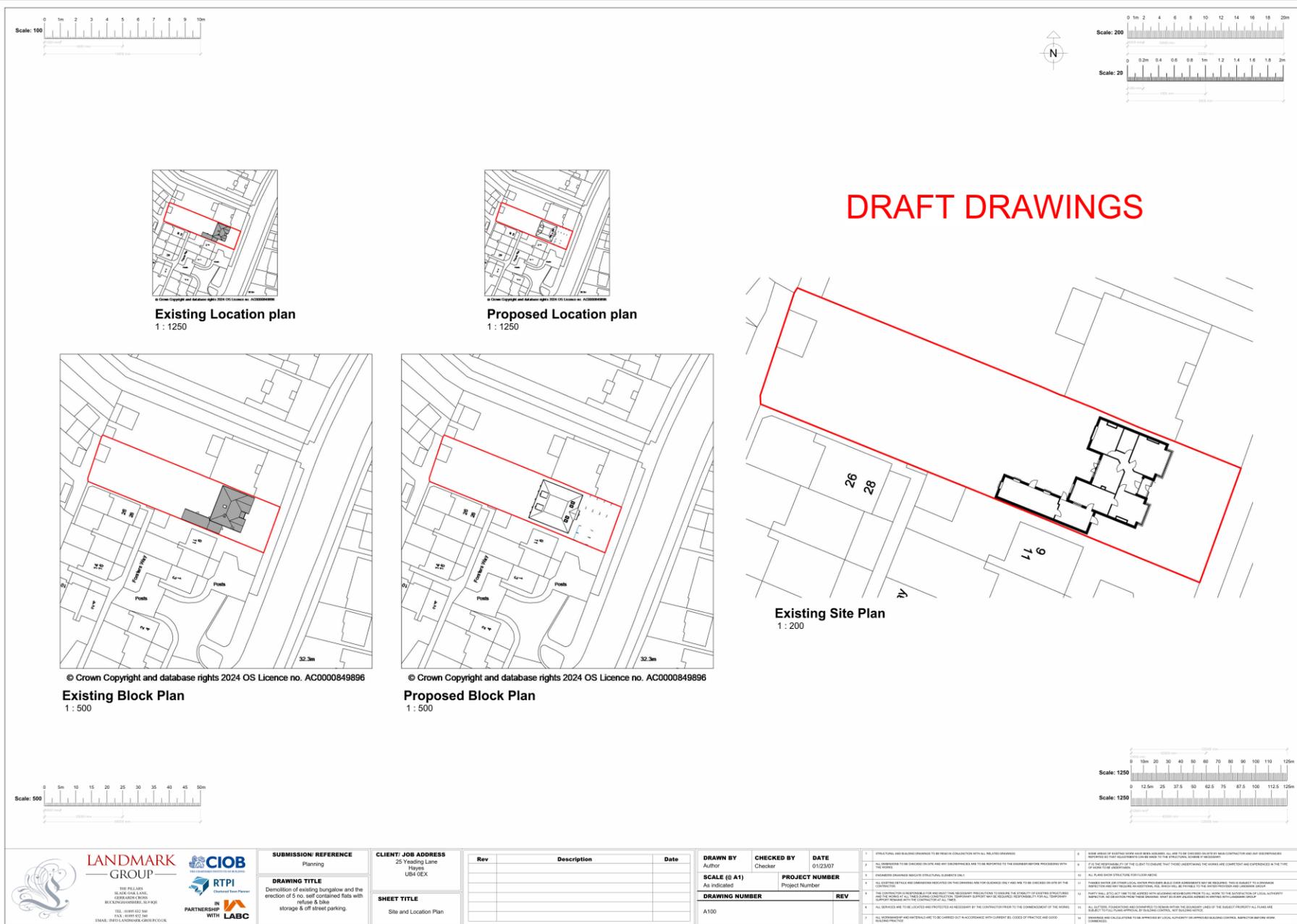
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Appendix 1: Site Location Plans

Indicative Site Location Plan



Proposed Plans



LANDMARK GROUP
100 FLEET LANE
BLACKHOLE LANE
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CIOB
Chartered Institute of Building

RTPi
Partnership Trust Planner

LABC
LABC

SUBMISSION/ REFERENCE Planning	CLIENT/ JOB ADDRESS 25 Feeding Lane Hayes UB4 0EX
DRAWING TITLE Demolition of existing bungalow and the erection of 5 no. self contained flats with refuse & bike storage & off street parking.	SHEET TITLE Site and Location Plan

Rev	Description	Date

DRAWN BY Author	CHECKED BY Checker	DATE 01/23/07
SCALE (to A1) As indicated	PROJECT NUMBER Project Number	REV
DRAWING NUMBER A100		

- | | | | | | | | | | |
|---|---|--|---|--|---|--|---|--|--|
| 1. STRUCTURAL AND BUILDING ELEMENTS TO BE DEMOLISHED TO REMAIN UNCHANGED. | 2. DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF NEW BUILDINGS TO BE DEMOLISHED BY THE CONTRACTOR AND ANY UNDERPINNING SUPPORTS TO BE DEMOLISHED UNDER THE CONTROL OF THE PROJECT SUPERVISOR'S DIRECTION. | 3. ALL WORK TO BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS AND TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. | 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ANY OTHER RELEVANT AGENCIES PRIOR TO THE START OF WORK. | 5. ALL WORK TO BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS AND TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. | 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ANY OTHER RELEVANT AGENCIES PRIOR TO THE START OF WORK. | 7. ALL WORK TO BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS AND TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. | 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ANY OTHER RELEVANT AGENCIES PRIOR TO THE START OF WORK. | 9. ALL WORK TO BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS AND TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. | 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ANY OTHER RELEVANT AGENCIES PRIOR TO THE START OF WORK. |
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Appendix 2: Legislative and Policy Framework

This document has not been prepared by a legal or planning professional and should be read as an interpretation of relevant statutes and planning policy guidance only. The information presented within this document has been reported in good faith and are the genuine opinion of Echo Ecology on such matters. Echo Ecology does not accept any liability resulting from outcomes relating to the use of this information or its interpretation within this document.

National Planning Policy Framework (NPPF)

The NPPF (MHCLG, 2024) outlines what the planning system should do to contribute to and enhance the natural and local environment through the following policy statements:

Paragraph 8

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 20

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Paragraph 29

Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Paragraph 77:

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;

Paragraph 108

Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

Paragraph 124

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Paragraph 125

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- a) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

Paragraph 151

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 187

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- a) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- b) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- c) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

Paragraph 188

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 192

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- a) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 193

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- a) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- b) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- c) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- a) listed or proposed Ramsar sites; and
- b) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Paragraph 195

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Paragraph 198

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Wildlife Legislation

The two principal wildlife statutes are the Conservation of Habitats and Species Regulations (The Habitats Regulations 2019), which deals with internationally important sites and species, and the Wildlife and Countryside Act (WCA) 1981, which deals with nationally important sites and species.

Certain habitats and species within discrete sites are protected as SSSI under the WCA 1981. A proportion of these are more strictly protected as proposed or designated SPA, SAC and Ramsar sites under the Conservation of Habitats and Species Regulations (2019). These designations protect features and resources listed as being of international importance from both direct and indirect effects arising from a range of issues including proposed development. In addition, non-statutory designated sites (e.g. Local Wildlife Sites) are protected under the National Parks and Access to the Countryside Act, (1949) Section 21.

Certain species listed on Schedule 5 of the WCA 1981, including all bat species, great crested newt *Triturus cristatus*, hazel dormouse *Muscardinus avellanarius* and otter *Lutra lutra* are also protected under Schedule 2 of the Habitats Regulations 2010 making them European Protected Species (EPS). Taken together it is illegal to:

- Deliberately kill, injure or capture any wild animal of EPS;
- Deliberately disturb wild animals of any EPS in such a way to be likely to significantly affect:
- The ability of that species to survive, breed, rear or nurture their young; or
- The local distribution of that species.
- Recklessly disturb an EPS or obstruct access to their place of rest;
- Damage or destroy breeding sites or resting places of such animals;
- Deliberately take or destroy the eggs of such an animal;
- Possess or transport any part of an EPS, unless acquired legally; and/or
- Sell, barter or exchange any part of an EPS.

A range of species other than birds, including water vole *Arvicola amphibius*, is protected from disturbance and destruction under the WCA 1981 through inclusion on Schedule 5.

All breeding birds are protected from deliberate destruction under the WCA 1981. Certain species are further protected from disturbance at their nest sites being listed on Schedule 1 of the WCA 1981.

Common reptiles including common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus* are protected under the WCA 1981, they are listed as schedule 5 species, therefore part of Section 9(1) and section 9(5) apply; the Countryside and Rights of Way Act 2000 (CRoW) also strengthens their protection.

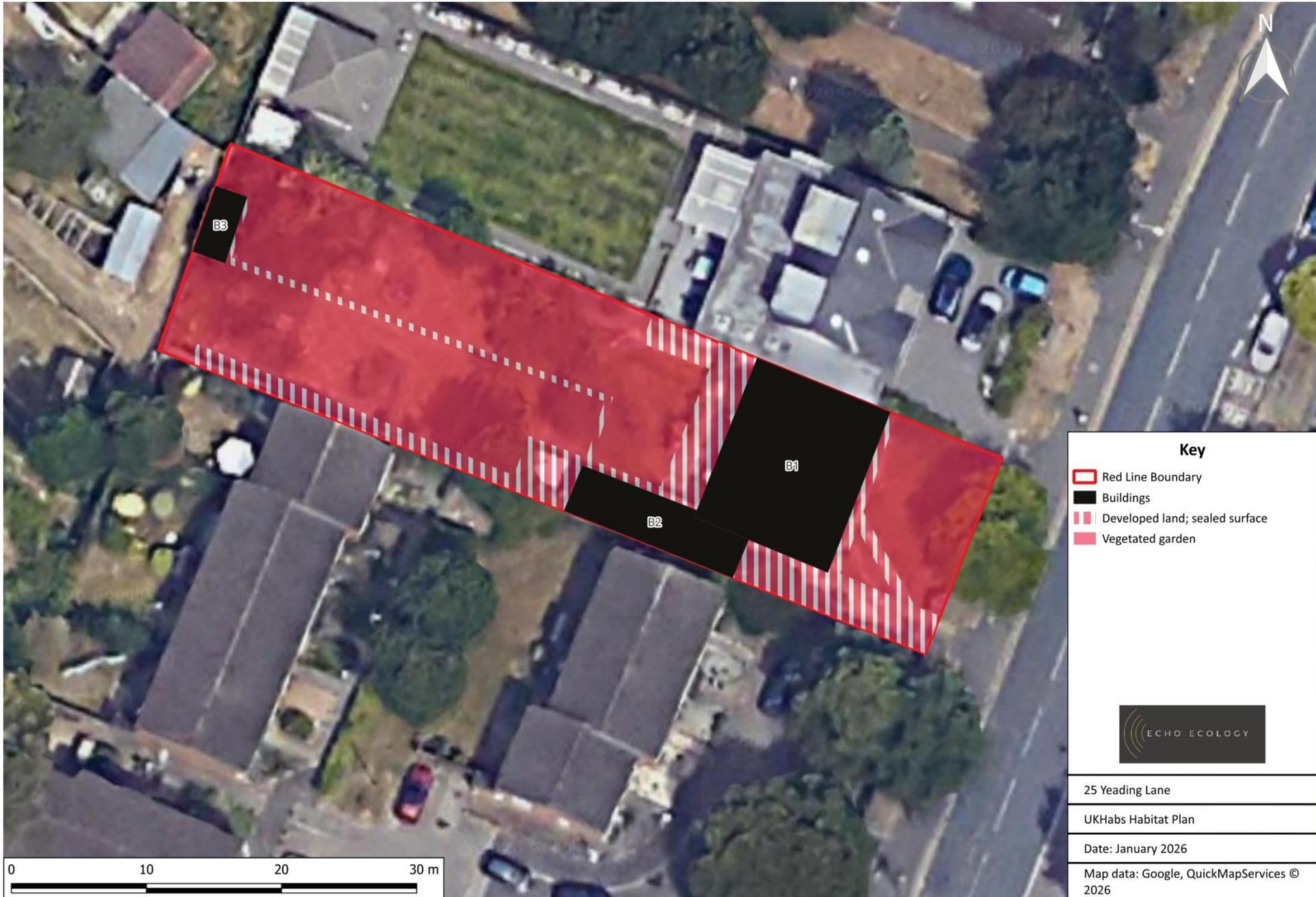
Badger *Meles meles* is protected from sett disturbance and destruction under the Protection of Badgers Act 1992.

Section 40 of The Natural Environment and Rural Communities Act (NERC) 2006 places a legal duty on Local Authorities to conserve biodiversity. Section 41 (S41) sets out a list of 943 species and Habitats of Principal Importance. These species are known as England Biodiversity Priority (EBP) species and are those identified as requiring action under the former UK Biodiversity Action Plan (BAP) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

Native, species-rich hedgerows that fit certain criteria are protected as being 'important' under the Hedgerow Regulations (1997).

Japanese Knotweed *Fallopia japonica*, along with other introduced and invasive species are listed under Schedule 9 of the WCA 1981. Japanese knotweed is highly invasive, and its rhizomes cause damage to buildings and other infrastructure. Hence it is also classed as controlled waste under the Environment Protection Act 1990 and has therefore either to be removed or disposed of in a licensed landfill or the rhizomes buried to a depth of at least 5m.

Appendix 3: Baseline Habitats



Appendix 4: Site Photographs

Photo 1: Building B1



Photo 2: Rear of B1



Photo 3: Outbuilding B2



Photo 4: Outbuilding B3



Photo 5: Vegetated garden



Appendix 5: Species of Known Benefit to Wildlife (Bats and Invertebrates)

The following table is reproduced from Gunnell, K., Grant, G. and Williams, C. (2012). Landscape and Urban Design for Bats and Biodiversity, Bat Conservation Trust. This table contains a suggested species list of plants that can provide benefit for bats either by providing a food source for insects and/ or roost potential. The plants listed are predominately native to Britain. The small group of non-native plants included for their documented value for wildlife. The list has been checked by the author against Natural England's list of invasive non-native plants.

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/ trees	Beds/ borders
<i>Acer campestre</i>	Field maple	N	T/S	C	Any	Sun/ shade				Y	
<i>Acer platanoides</i>	Norway maple		T	S	Well drained/ alkaline	Sun/ shade				Y	
<i>Acer saoocharum</i>	Sugar maple		T	S	Any	Sun/ shade				Y	
<i>Achillea millefolium</i>	Yarrow	N	HP	C,F	Well drained	Sun				Y	
<i>Ajuga reptans</i>	Bugle	N	HP	C,F	Any	Sun/ shade	Y		Y		
<i>Anthyllis vulneraria</i>	Kidney vetch	N	HP	F	Well drained	Sun	Y				
<i>Aubrieta deltoidea</i>	Aubrieta		H	F	Well drained	Sun/shade		Y			
<i>betula pendula</i>	Sliver birch	N	T	C	Sandy/ acid	Sun				Y	
<i>Cardamine pratensis</i>	Cuckoo-flower	N	HP	F	Moist	Sun/ shade			Y		Y
<i>Carpinus betulus</i>	Hornbeam	N	T	C	Clay	Sun				Y	
<i>Centaurea nigra</i>	Common knapweed	N	HP	C,F	Dry, not acid	Sun	Y				Y
<i>Centranthus ruber</i>	Red valerian		HP	F	Well drained	Sun	Y				Y
<i>Clematis vitalba</i>	Old man's Beard	N	C	F	well drained/ alkaline	Sun				Y	
<i>Corylus avellana</i>	Hazel	N	S	C	Any dry	Sun/ shade		Y		Y	
<i>Crataegus monogyna</i>	Hawthorn	N	S	S,C	Any	Sun/shade				Y	
<i>Daucus carota</i>	Wild carrot	N	Bi	S,C,F	Any	Sun	Y				Y
<i>Dianthus spp.</i>	Pinks	N	A-Bi	F	Well drained	Sun	Y	Y			Y
<i>Digitalis purpurea</i>	Foxglove	N	Bi	C	Well drained	Shade/ partial shade				Y	Y
<i>Erica cinera</i>	Bell heather	N	S	F	Sandy	Full sun					Y
<i>Ersimum cherira</i>	Wallflower		Bi-P	F	Well drained	Sun		Y			Y
<i>Eupatorium</i>	Hemp agrimony	N	H	F	Moist	Sun/ shade			Y		Y
<i>Fagus sylvatica</i>	Beech	N	T	C, R	Well drained alkaline	Sun/ shade				Y	
<i>Foeniculum vulgare</i>	Fennel		H	F	Well drained	Sun					Y
<i>Fraxinus excelsior</i>	Common Ash	N	T	C, R	Any	Sun/ shade				Y	

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/ trees	Beds/ borders
<i>Hebe spp.</i>	Hebe species		S	F	Well drained	Sun /shade				Y	Y
<i>Hedera Helix</i>	Ivy	N	C	F,C	Any	Sun/ shade		Y	Y	Y	Y
<i>Hesperis matronalis</i>	Sweet Rocket		H	F	Well drained/ dry	Sun/ shade					Y
<i>Hyacinthoides non -scripta</i>	Bluebell	N	B	F	Loam	Shade/ partial shade		Y		Y	Y
<i>Ilex aquifolium</i>	Holly	N	T	C	Any	Sun/ shade				Y	
<i>Jasmine officinale</i>	Common jasmine		C	F	Well drained	Sun		Y			Y
<i>Lavandula spp.</i>	Lavender species		S	F	Well drained / sandy	Sun		Y			Y
<i>Linaria vulgaris</i>	Toadflax	N	HP	C	Well drained/ alkaline	Sun	Y				Y
<i>Lonicera periclymenum</i>	Honeysuckle	N	C	F	Well drained	Sun		Y		Y	
<i>Lotus corniculatus</i>	Bird's foot trefoil	N	HP	F	Well drained/ dry	Sun	Y				Y
<i>Lunaria annua</i>	Honesty		Bi	F	Any	Sun/ partial shade	Y				Y
<i>Malus spp.</i>	Apple		T	C	Any	Sun				Y	Y
<i>Matthiola longipetala</i>	Night scented stock		A	F	Well drained/ moist				Y		Y
<i>Myosotis spp.</i>	Forget me not sp.	N	A	F	Any	Sun	Y	Y			Y
<i>Nicotiana glauca</i>	Ornamental tobacco		A	F	Well drained moist	Sun / partial shade			Y		Y
<i>Oneothesa spp.</i>	Evening primrose		Bi	F	Well drained	Sun	Y				Y
<i>Origanum vulgare</i>	Marjoram	N	HP	F	Well drained / dry	Sun				Y	
<i>Populus alba</i>	White poplar	N	T	C	Clay loam	Sun				Y	
<i>Primula veris</i>	Cowslip	N	HP	F	Well drained/ moist	Sun/ partial shade	Y				Y
<i>Primula vulgaris</i>	Primrose	N	HP	F	Moist	Partial shade	Y	Y		Y	Y
<i>Prunus avium</i>	Wild cherry	N	T	C	Any	Sun				Y	Y
<i>Prunus domestica</i>	Plum		T	C	Well drained/ moist	Sun				Y	Y
<i>Prunus spinosa</i>	Blackthorn	N	S	C	Any	Sun/ partial shade				Y	
<i>Quercus petraea</i>	Sessile oak	N	T	C,R	Sandy loam	Sun/ shade				Y	
<i>Quercus robur</i>	Common oak	N	T	R	Clay Loam	Sun/ shade				Y	

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/ trees	Beds/ borders
<i>Rosa canina</i>	Dog rose	N	S	C	Any	Sun			Y	Y	Y
<i>Salix spp.</i>	Willow species	N	S	S,C	Moist	Sun/ shade			Y	Y	
<i>Sambucus nigra</i>	Elder	N	T	C	Clay loam	Sun				Y	
<i>Saponaria officinalis</i>	Soapwort	N	HP	F	Any	Sun					Y
<i>Saxifraga oppositifolia</i>	Saxifrage	N	HP	C	Well drained	Sun	Y	Y			Y
<i>Scabiosa columbaria</i>	small scabious	N	HP	F	Well drained/ alkaline	Sun	Y				Y
<i>Sedum spectabile</i>	Ice plant		HP	F	Well drained/ dry	Sun	Y				Y
<i>Silene dioecia</i>	Red campion	N	HP	F	Any	Shade/ partial shade		Y	Y	Y	Y
<i>Sorbus aucuparia</i>	Rowan	N	T	C	Well drained	Sun				Y	
<i>Stachys lanata</i>	Lamb's ear		HP	F	Well drained/ dry	Sun					Y
<i>Symphotrichum spp.</i>	Michaelmas daisies		HP	F	Any	Sun					Y
<i>Tages patula</i>	French marigold		A	F	Well drained	Sun					Y
<i>Thymus serpyllum</i>	Creeping thyme	N	HP/S	F	Well drained/ dry	Sun	Y	Y			Y
<i>Tilia x europaea</i>	Common lime		T	C	Any	Sun/ shade				Y	
<i>Trifolium spp.</i>	Clover species	N	H	F	Any	Sun	Y				Y
<i>Valerina spp.</i>	Valerian species	N	HP	F	Moist	Sun/ partial shade			Y		Y
<i>Verbascum spp.</i>	Mulleins	N	Bi, HP	C	Well drained	Sun					Y
<i>Verbena bonariensis</i>	Verbena		HP	F	Well drained/ moist	Sun					Y
<i>Viburnum lantana</i>	Wayfaring tree	N	S	C	Any	Sun/ shade				Y	Y
<i>Viburnum opulus</i>	Guelder rose	N	S	C	Moist	Sun/ shade			Y	Y	
<i>Viola tricolor</i>	Pansy	N	A	F	Well drained/ moist	Sun/ partial shade	Y	Y			Y

Legend

Type		Benefit	
HP	Herbaceous perennial	C	Moth caterpillar food plant
Bi	Biennial	S	Sap sucking insects (e.g., whiteflies)
BiP	Biennial perennial	F	Flowers attract adult moths
T	Tree	E	Good roost potential
S	Shrub		
H	Herb		
A	Annual		
B	Bulb		
C	Creeper/ climber		