

**Peter Pendleton & Associates**

**Eastcote**  
**Biodiversity Net Gain**  
**Assessment**

**Final report**

Prepared by LUC

February 2023

**Peter Pendleton & Associates**

**Eastcote**  
**Biodiversity Net Gain Assessment**

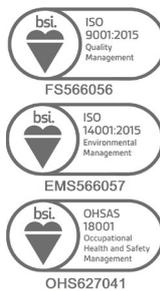
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# Chapter 1

## Executive Summary

**1.1** LUC were appointed by Watervale Property Ltd in October 2020 to undertake a biodiversity net gain (BNG) assessment of land at corner of Fore Street and High Road, Eastcote, HA5 2ET (hereafter referred to as 'the Site'). The BNG assessment was informed by the current proposals and the Ecological Appraisal<sup>1</sup>.

**1.2** The majority of habitats with higher ecological value will be retained within the Site, including the tree line in the north and hedgerow in the south, which will be enhanced. The proposals include the loss of tall ruderal and bare ground, with small areas of scrub being lost in the east.

**1.3** Habitats created include a large vegetated garden, introduced shrub habitat, amenity grassland, urban trees, an intensive green roof and hard standing / permeable paving. 0.125km of native species-rich hedgerow will also be created within the Site.

**1.4** The outcome of the BNG assessment is:

- **A net gain** of 0.24 habitat units which is an **increase** of 13.96% from the baseline units
- **A net gain** of 1.37 hedgerow units which is an **increase** of 135.33% from the baseline units.

**1.5** Full findings of the assessment can be found in **Chapter 5**.

**1.6** Overall, there is a significant net gain for the proposal, given the small area of the development. The proposals include appropriate habitats within the Site and which are similar to those within the wider area, and provide ecological connectivity through the Site.

**1.7** Additional significant gains for ecology that are not captured within the Defra 3.1 Metric include species specific enhancements, including four invertebrate habitats such as log piles, one hedgehog hibernaculum, six bird boxes and six bat boxes which will enhance the Site and wider environment for protected and notable species.

**1.8** To ensure the delivery of biodiversity net gain the preparation and implementation of a Landscape and

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<sup>1</sup> LUC (2023). Land at corner of Fore Street and High Road, Eastcote, HA5 2ET. Ecological Appraisal. February 2023

Ecological Management Plan (LEMP) would be required, which would be secured via a planning condition.

# Chapter 2

## Introduction

### Project Background

**2.1** This report sets out a Biodiversity Net Gain (BNG) Assessment Land at corner of Fore Street and High Road, Eastcote, London, hereafter referred to as 'the Site'. It presents the results of the BNG Assessment of the current proposals and is supplemented by the Ecological Assessment<sup>2</sup> of the Site. The Site boundary is shown in the Phase 1 Habitat Plan (**Figure 1, Appendix A**).

**2.2** Proposals are currently being prepared for planning submission. The proposals are for a single storey 'eco' nursery with a small car park.

### Purpose of Assessment

**2.3** In accordance with the National Planning Policy Framework (NPPF)<sup>3</sup> proposals should seek to demonstrate Biodiversity Net Gain (BNG). The NPPF states plans should *'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'*.

**2.4** Policy DMEI 6: of the Hillingdon Local Plan Part 2: Development Management Policies (Adopted January 2020),<sup>4</sup> requires net gains in biodiversity to be sought from all development proposals. In addition, with the passing of the Environment Act (2021)<sup>5</sup>, there will be a requirement for projects to deliver BNG, with a 10% BNG requirement from 2023.

**2.5** This assessment has examined baseline ecological information and current landscape proposals to identify the current BNG provision, any risk in achieving BNG and identify further actions required to secure BNG through the proposals.

**2.6** Whilst the process of BNG does consider the Site's value to locally relevant protected species and nearby Designated Sites, potential impacts and planning

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<sup>2</sup> LUC (2022) *Land at corner of Fore Street and High Road, Eastcote, HA5 2ET, Ecological Appraisal*. LUC, London

<sup>3</sup> Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework*. Available at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> [https://www.hillingdon.gov.uk/local-plan/LPP2\\_Development\\_Management\\_Policies\\_-\\_ADOPTED\\_VERSION\\_JAN\\_2020\\_\(1\)](https://www.hillingdon.gov.uk/local-plan/LPP2_Development_Management_Policies_-_ADOPTED_VERSION_JAN_2020_(1))

<sup>5</sup> <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

requirements for these ecological receptors have been considered separately in the detailed Ecological Appraisal<sup>1</sup>.

**2.7** BNG data should be considered part of the iterative process of calculation and design alteration. This report provides a BNG assessment for design as of drawing Landscape Masterplan 22-1201 dated 21<sup>st</sup> December 2022, therefore should not be considered valid for any subsequent design revisions.

**2.8** This report has been prepared for the exclusivity of Peter Pendleton & Associates. No part of this report should be considered as legal advice.

## Chapter 3

# Methodology

### Defra Biodiversity Metric 3.1

**3.1** Calculations have been carried out in cognisance of Biodiversity Net Gain: Good Practice Principles for Development guidance<sup>6</sup> and the British Standards Institute<sup>7</sup>. Full calculations were undertaken through the Defra Biodiversity Metric 3.1<sup>9, 10</sup> and associated condition sheets. The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. The metric approach compares the pre-development baseline against the project proposals, accounting for any habitat losses, gains, impacts and enhancements.

**3.2** BNG is being delivered within the red line boundary, as shown in the Landscape Masterplan and Post development plan (**Figures 1 and 2, Appendix B**).

**3.3** Whilst the Defra Biodiversity Metric 3.1 is the default approach to calculating BNG, it should not be considered a complete tool in assessing BNG and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

**3.4** The BNG assessment has been carried out by Rosalind Warwick-Haller BSc (Hons) MSc, a Qualifying Member of CIEEM and Ella Moseley BSc (Hons) FCIWEM, C.WEM, CEnv, FRGS, CGEOG, FLS.

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<sup>6</sup> Baker J., Hoskins R. and Butterworth T. (2019). *Biodiversity Net Gain. Good practice principles for development: A practical guide*. Ciria, London.

<sup>7</sup> BSI (2021). BS 8683:2021, Process for designing and implementing Biodiversity Net Gain – Specification. British Standards Institute, London.

<sup>8</sup> BSI (2013). Biodiversity – code of practice for planning and development, BS 42020:2013. British Standards Institution, Bristol.

<sup>9</sup> Panks S., White N., Newsome A., Nash M., Potter J., Heydon M., Mayhew E., Alvarez M., Russell T., Cashion C., Goddard F., Scott S.J., Heaver M., Scott S.H., Treweek J., Butcher B. and Stone D.

(2022). *The Biodiversity Metric 3.1: Auditing and accounting for biodiversity value - User Guide* (21<sup>st</sup> April 2022). Natural England, York.

<sup>10</sup> Panks S., White N., Newsome A., Nash M., Potter J., Heydon M., Mayhew E., Alvarez M., Russell T., Cashion C., Goddard F., Scott S.J., Heaver M., Scott S.H., Treweek J., Butcher B. and Stone D. (2022). *The Biodiversity Metric 3.1: Auditing and accounting for biodiversity value – Technical Supplement* (21<sup>st</sup> April 2022). Natural England, York.

## Baseline Calculation

### Terrestrial Habitats

**3.5** The Site was subject to an Extended Phase 1 Habitat Survey which included detailed mapping of habitats within the Site. The survey was completed on 10<sup>th</sup> November 2022 by Rosalind Warwick-Haller BSc (Hons) MSc, QCIEEM. Weather conditions during the survey were mild and sunny.

**3.1** To calculate the ecological baseline units for the Site the following data and assessments were collated:

- Phase 1 Habitat classifications were converted to UK Habitat Classification Habitat types through the Defra Biodiversity Metric 3.1 conversion tool and assigned a pre-set distinctiveness value, indicative of the inherent 'value' of these habitats.
- The area (hectares) of each habitat and length of linear habitats (km) within the application boundary was calculated from Phase 1 Habitat mapping using ESRI ArcMap. The Extended Phase 1 Habitat Map, is presented within **Figure 1** in **Appendix A**.
- Habitats were subject to a 'condition assessment'<sup>11</sup>. The 'condition' of the habitat is considered a measure of habitat quality and measures the 'working-order' against the optimal potential of habitat type. Assessment criteria cover broad habitat types therefore further clarification is provided and professional judgement used to assign condition where appropriate, using Defra condition sheets and associated guidance.
- Each habitat was subject to a Strategic Significance assessment based on its position within the landscape, this includes consideration of local plans, Supplementary Planning Documents and Guidance and local partnership publications to identify local priorities for targeting biodiversity.
- Baseline inputs (as detailed above) were entered into the Defra Biodiversity Metric 3.1 to calculate baseline 'biodiversity units' for the Site.

## Proposed Development

**3.2** The same process was repeated for the final proposals, as detailed below:

- The loss of baseline habitats (both polygon and linear data) was calculated by overlaying the footprint of the proposals onto the Phase 1 Habitat mapping using ESRI

ArcMap. Using this method, the area of loss to each habitat block was determined.

- Proposals were reviewed to identify habitats created, retained and enhanced. Proposed habitats were subject to condition, and strategic significance assessments.
- Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier) and the difficulty of habitat re-creation (difficulty multiplier). Both temporal and difficulty multipliers were pre-assigned within the metric.

**3.3** Collated data and assessments were entered into the Defra Biodiversity Metric 3.1 to calculate a biodiversity unit score for the proposal.

## Data Summary and Discussion

**3.4** The Defra Biodiversity Metric 3.1 presents a detailed summary of the resultant biodiversity unit change, separated by habitat type.

**3.5** For terrestrial habitats, a single biodiversity unit change has been provided (i.e., the overall total). However, caution has been applied when interpreting this number. It is important to note that the process of BNG should consider habitat types in isolation, and any unit losses or gains should be considered in detail on a like-for-like basis for each habitat group / priority habitat type.

<sup>11</sup> Stephen Panks A, Nick White A, Amanda Newsome A, Mungo Nash A, Jack Potter A, Matt Heydon A, Edward Mayhew A, Maria Alvarez A, Trudy Russell A, Clare Cashion A, Finn Goddard A, Sarah J. Scott B,

Max Heaver C, Sarah H. Scott C, Jo Treweek D, Bill Butcher E and Dave Stone A 2022. Biodiversity metric 3.1: Auditing and accounting for biodiversity – User Guide. Natural England.

# Chapter 4

## Biodiversity Net Gain Calculations

### Baseline Assessment Inputs

#### Area Habitats

4.1 **Table 3.1** provides a summary of the baseline assessment inputs for area habitats. Full condition assessment proformas are provided within **Appendix C**.

**Table 3.1: Summary of Baseline Assessment Inputs for Area Habitats**

Area (Ha)	JNCC Phase 1 Classification	UKHABS Classification	Condition	Proforma Table
0.04	Urban Trees	Urban – Urban tree	Good	<b>C.1</b>
0.15	Bare ground	Urban – Vacant / derelict land / bare ground	Poor	<b>C.4</b>
0.13	Tall ruderal	Sparsely vegetated land – Ruderal / Ephemeral	Moderate	<b>C.5</b>
0.07	Scrub	Bramble scrub	N/A	<b>C.6</b>

#### Hedgerow Habitats

4.2 0.11km of Native Hedgerow with trees in Poor condition and 0.12km of Line of Trees in Moderate condition were identified within the Site.

### Proposal Assessment Inputs

4.3 Full calculations taken directly from the Defra 3.1 metric are provided in **Appendix D**. Results are outlined and discussed in detail below.

4.4 The proposals include the loss of the tall ruderal and bare ground in the centre of the Site, with small areas of scrub being lost in the east. The majority of habitats with higher ecological value will be retained within the Site, including the tree line in the north and hedgerow in the south.

### Retained Area Habitats

4.5 The area habitats retained within the Site are summarised in **Table 3.2**.

**Table 3.2: Retained Area Habitats**

Habitat Type	Baseline Area (ha)	Retained Area (ha)	% Retained
Bramble scrub	0.07	0.03	42.9
Urban tree	0.04	0.03	75
Bare ground	0.15	0	0
Tall ruderal	0.13	0	0

4.6 The largest retained habitats are areas of urban trees and bramble scrub in the north, east and south of the Site.

4.7 The greatest losses will occur within the centre of the Site, comprising bare ground and tall ruderal.

### Retained Hedgerow Habitats

4.8 All of the Line of trees in the north of the Site is being retained and 0.02km of the native hedgerow with trees in the south is being retained.

### Created Area Habitats

4.9 Area habitats created on-site are detailed within **Table 3.3**.

**Table 3.3: Created Area Habitats**

Habitat Type	Created Area (ha)
Introduced shrub	0.07
Intensive green roof	0.04
Developed land sealed surface	0.03
Modified grassland	0.03
Vegetated garden	0.10
Urban Tree	0.24
Artificial unvegetated, unsealed surface	0.06

4.10 The proposed development will include a large amount of permeable paving (unsealed surface) in the creation of a new car park in the west of the Site, and access ways between the building and grounds. The proposals will also include areas of hard standing in the creation of a new nursery

building in the centre of the Site. A condition assessment is Not Applicable for Developed land; unsealed surface and sealed surfaces.

4.11 The proposals include creation of an intensive green roof on the new nursery building in the centre of the Site, with a target condition of good. Where biodiverse green roof has overlapped an urban habitat, then only the green roof habitat has been recorded within the metric, as detailed within the Biodiversity Metric 3.1 User Guide.

4.12 The largest habitat being created in the proposals is vegetated garden, throughout the Site. A condition assessment is Not Applicable for vegetated garden.

4.13 The second largest habitat proposed is within the east of the and is comprised of areas of introduced shrub habitats. A condition assessment is Not Applicable for the Introduced shrub habitats.

4.14 A small area of modified grassland in poor condition is proposed, this will comprise areas of amenity grassland which will extend through the centre and east of the Site.

4.15 Finally, the creation of urban trees within the proposals in the north, east and south of the Site, in moderate condition. The urban tree calculator within the metric was used to calculate the area of the proposed trees within the Site.

### Created Hedgerow Habitats

4.16 The linear habitats created within the Site are summarised in **Table 3.4**.

**Table 3.4: Created Hedgerow Habitats**

Habitat Type	Created Length (km)
Native Species-rich hedgerow	0.125

4.17 The proposals include the creation of native species-rich hedgerows, comprising of eight native species, within the centre of the Site and along the west and south Site boundaries, in moderate condition.

### Enhanced Hedgerow Habitats

4.18 0.08km of native hedgerow with trees will be enhanced to good condition.

### Strategic significance

4.19 The proposals for the new building and landscaping are located within an area that is not specified with the local plan or core strategy for ecological enhancement and green infrastructure. However, the Site is deemed to be in a location

that is ecologically desirable due to its proximity to the River Pinn and connectivity the site provides within the urban landscape.

## Chapter 5

### Discussion

#### Biodiversity Net Gain Results

5.1 The mitigation and enhancement set out within this document includes the greatest possible enhancement within the parameters of the outline application. The outcome of the BNG assessment is:

- **A net gain** of 0.24 habitat units which is an **increase** of 13.96% from the baseline units.
- **A net gain** of 1.37 hedgerow units which is an **increase** of 135.33% from the baseline units.

5.2 Project wide unit changes for each habitat group are summarised in **Table 4.1**.

5.3 The successful delivery of BNG at the Site would require detailed landscaping plans and the conditioning of a Landscape and Ecology Management Plan (LEMP). This document would specify how the condition targets set through the Defra 3.1 Metric will be entered into management in the long term and monitored against set criteria.

5.4 Crucially, the existing levels of protection afforded to protected species and habitats are not changed by use of this or any other metric. Statutory obligations will still need to be satisfied.

**Table 5.1: Unit Change by Area Habitat Group**

Habitat Group	Project Wide Unit Change
<b>High Distinctiveness</b>	
None	N/A
<b>Medium Distinctiveness</b>	
Heathland and scrub	-0.18
Urban Tree	0.68
<b>Low Distinctiveness</b>	
Grassland	0.06
Sparsely vegetated land	-0.57
Urban bare ground	-0.33
Urban vegetated garden	0.21
Urban Introduced shrub	0.15
Urban Intensive green roof	0.22

**5.5** In addition, trading rules are summarised in **Table 4.2** below.

**Table 5.2: Trading Summary**

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes
High	Same habitat required	Yes
Medium	Same broad habitat or a higher distinctiveness habitat required	No
Low	Same distinctiveness or better habitat required	Yes

### Overview of Changes

**5.6** The majority of the Site comprises low distinctiveness bare ground and low distinctiveness tall ruderal, in moderate condition. Also, a small area of medium distinctiveness bramble scrub and urban trees in good condition. All the bare ground, tall ruderal and a small area of bramble scrub and urban trees are being lost in the proposals.

**5.7** Areas of very low distinctiveness habitats are being created, including hardstanding and permeable paving. The proposals also include creation of areas of low distinctiveness intensive green roof in good condition, modified grassland in poor condition, and areas of introduced shrub and vegetated garden. Also, the creation of medium distinctiveness habitat with urban trees in moderate condition.

**5.8** The trading rules for Very High, High and Low distinctiveness groups are met within this metric, however the trading rule for medium distinctiveness is not. This is due to the loss 0.04ha of bramble scrub in poor condition.

**5.9** It is usually recommended that habitats lost within the scheme are replaced with habitats of the same distinctiveness or better to meet trading rules. Ideally all trading rules should be met in the assessment and remedial opportunities should be recommended to resolve the trading rules, but this is not achievable within the proposed scheme. However, the planting of several urban trees across the Site increases the overall medium distinctiveness habitat units by 0.68. This is not considered within the metric trading summary, as urban tree habitat area is considered separately as canopy area, rather than ground cover. However, this should be included when considering the trading rules, given the large uplift that these trees are providing in habitat units and enhancement of the Site's connectivity.

**5.10** Overall, there is a significant net gain for the proposal, given the small area of the development. The proposals include appropriate habitats within the Site and which are similar to those within the wider area, and provide ecological connectivity through the Site.

**5.11** Additional significant gains for ecology that are not captured within the Defra 3.1 Metric include:

- Species specific enhancements, including four invertebrate habitats such as log piles and one hedgehog hibernaculum, six bird boxes and six bat boxes which will enhance the Site and wider environment for protected and notable species by providing new ecological functions within the site for these species (e.g. breeding and hibernation opportunities).

### Ensuring Deliverance

**5.12** To ensure BNG is delivered within the Site it is required that habitat creation and enhancement measures are secured through an appropriate mechanism.

- Deliverance may be secured through a Landscape and Environment Management Plan (LEMP), which will detail how the final landscaping and ecological enhancements will be delivered within the Site.

- Management will also be secured through the development of a LEMP, to be a condition of planning as per above.
  - The LEMP should include specific measurable targets linked to target habitat condition.
  - Monitoring will be required as part of the LEMP to ensure that created and enhanced habitats are reaching their target condition, with appropriate remedial measures detailed as part of the required actions.

**5.13** The final level of commitment provided through these documents should be proportionate to the impact of the proposals.

**Appendix A**  
**Phase 1 Habitat Plan**

### Phase 1 Habitat Survey

Site boundary

Target note

#### Phase 1 Habitat

A2.1 Scrub (dense/continuous)/A3.1 Broadleaved scattered trees

A3.1 Broadleaved scattered trees/J4 Bare ground

C3.1 Other tall herb and fern (ruderal)/J4 Bare ground

J2.3.2 Hedge with trees (species-poor)

J2.4 Fence

J2.6 Dry ditch

TL Tree line

#### Invasive Species

Giant Hogweed

Himalayan Balsam

Japanese Knotweed



Map scale 1:1,000 @ A4

## **Appendix B**

### **Landscape Masterplan and Post development plan**

**1 CHILDREN'S PLAY AREA**  
 350m2+ of play space with quality timber equipment including a combination tower with slide and swing together with a pair of wobble dishes and some snail creatures. There's also a musical arbour and magnifying post to encourage examination of woodland finds. Play surfacing will be a rubber matting through which the grass can grow. There is also a toddler's play area with colourful, stimulating designs in Wetpour



**2 SURFACING**  
 All works within the Tree Root Protection Areas receive Cellweb TRP, which is a cellular confinement system allowing a no-dig solution to prevent compaction around tree roots. The carpark and paths are surfaced with a permeable buff tarmac



**3 WOODLAND WALK**  
 Due to the verdant nature of the locale, adjacent to the river, trees have been retained wherever possible, thus creating a Woodland Walk accessed via the Children's Play Area with a meandering woodchip path that leads to a Storytelling Circle with mushroom stools. The flora is enhanced with shade tolerant perennials, wildflower seed and drifts of springtime bulbs, such as aconite, snowdrops and wood anemone.



**KEY**

- Existing trees retained & protected in accordance with BS5837:2012 & Emerald Solutions Arboricultural Impact Assessment ref. EAS-062-V dated 21/12/22
- Existing vegetation retained where practicable in accordance with LUC Ecological Assessment ref. 14216 dated 11/22
- Porous asphalt - colour buff
- Cellweb TRP (Tree Root Protection) system
- Wetpour rubber surfacing - island design & colour TBC
- Wetpour rubber surfacing - caterpillar alphabet design & colour TBC
- Tarmac
- Bark mulch path
- Galvanised metal, anti-trap bow-top railings in green, RAL 6005, 1200mm ht
- Timber palisade fencing in natural, 1000mm height
- Lawn - newly laid turf to BS3969:1998
- Rubber matting for Critical Fall Height
- Wildflower meadow - Emorsgate EW1 Woodland Seed Mix
- Bulbs scattered, left to naturalise
- Intensive green roof
- Hedgerows
- Shrubs & Herbaceous planting
- Mushroom stools - ex. www.caledoniaplay.com
- Rustic bench - ex. www.caledoniaplay.com
- Maggot - ex. www.caledoniaplay.com
- Bird boxes - various types as directed by ecologist
- Bat boxes - various types as directed by ecologist
- Log pile from site won timber
- Hedgehog house
- Musical arbour with instruments ex. www.caledoniaplay.com
- Wobble dish ex. www.timberplay.com
- Snail ex. www.timberplay.com
- Queen snail ex. www.timberplay.com
- Timber hut, swing & slide - Hut Combination 371 ex. www.timberplay.com

PLANTING SCHEDULE				
CLASS	LATIN NAME	COMMON NAME	LOCATION	
Trees	<i>Crataegus laevigata</i> 'Paul's Scarlet'	Crimson hawthorn	Building frontage	
	<i>Malus tschonoskii</i>	Crab apple	Building frontage	
	<i>Prunus avium</i>	Wild cherry	Carpark & Children's Play Area perimeter	
	<i>Quercus robur</i>	Oak	Rear of building & High Road Eastcote	
	<i>Scotus aucuparia</i>	Rowan	Building frontage	
Mixed Native Hedgerow	<i>Acer campestre</i>	Field maple	To perimeter	
	<i>Cornus sanguinea</i>	Dogwood		
	<i>Corylus avellana</i>	Hazel		
	<i>Crataegus monogyna</i>	Hawthorn		
	<i>Ilex aquifolium</i>	Holly		
Hedging	<i>Ligustrum vulgare</i>	Privet	To building	
	<i>Rosa canina</i>	Dog rose		
	<i>Viburnum opulus</i>	Guelder rose		
	<i>Carpinus betulus</i>	Hornbeam		
	<i>Alnus reptans</i> 'Casting Giant'	Bugle		
Woodland drift	<i>Corylus avellana</i>	Hazel	In drifts throughout the woodland	
	<i>Deschampsia cespitosa</i>	Tufted hair grass		
	<i>Dryopteris filix-mas</i>	Male fern		
	<i>Helianthus foetidus</i>	Sinking heliobore		
	<i>Luzula nivea</i>	Snowy woodrush		
Bulbs	<i>Anemone blanda</i>	Wood anemone	Rear of building and woodland	
	<i>Eranthis hyemalis</i>	Winter aconite		
	<i>Erythronium pinnatifidum</i>	Dog's tooth violet		
	<i>Fritillaria meleagris</i>	Snake's head fritillary		
	<i>Galanthus nivalis</i>	Snowdrop		
Shrubs	<i>Narcissus poeticus</i>	Poet's daffodil	Front of building	
	<i>Narcissus pseudonarcissus</i>	Wild daffodil		
	<i>Buddleia davidii</i>	Butterfly bush		To the car park
	<i>Cistus purpureus</i>	Rock rose		
	<i>Hyssopus ssp.</i>	St. Johns Wort		
<i>Lavandula angustifolia</i> 'Munstead'	Lavender			
<i>Pachysandra terminalis</i>	Japanese spurge			
Intensive Green Roof	<i>Philadelphus 'Selle etoile'</i>	Mock orange	Zone 1 - central, 300mm depth substrate	
	<i>Savia ssp.</i>	Sage		
	<i>Sarcococca confusa</i>	Sweet box		
	<i>Viburnum tinus</i>	Laurustinus		
	<i>Amelanchier lamarckii</i>	Snowy mesquit		Zone 2 - mid, 200mm depth substrate
	<i>Anemone 'Honore Jobert'</i>	Japanese anemone		
	<i>Cornus kousa</i>	Chinese dogwood		
	<i>Euonymus 'Red Cascade'</i>	Spiral		
	<i>Mahonia 'Winter Sun'</i>	Oregon grape		
	<i>Miscanthus 'Undine'</i>	Elephant grass		Zone 3 - outer, 100mm depth substrate
	<i>Allium 'Globemaster'</i>	Ornamental onion		
	<i>Brunnera macrophylla</i>	Shepherd's bagwort		
	<i>Euphorbia ssp.</i>	Wood spurge		
	<i>Gaura 'Whirling Butterflies'</i>	Whirling Butterflies		
	<i>Heliotropium sempervivens</i>	Blue oat grass		Zone 3 - outer, 100mm depth substrate
<i>Kniphofia 'Tweety King'</i>	Red Hot Poker			
<i>Melica ciliata</i>	Hairy Melic			
<i>Nepeta 'Walkers Low'</i>	Catmint			
<i>Seeselia nitida</i>	Autumn moor grass			
<i>Verbena bonariensis</i>	Purple top	Zone 3 - outer, 100mm depth substrate		
<i>Armeria maritima</i>	Sea thrift			
<i>Echidnochiza californica</i>	California poppy			
<i>Lychnis coronata</i> 'Alba'	White rose campion			
<i>Pulsatilla vulgaris</i>	Pasqueflower			
<i>Primula veris</i>	Primrose	Zone 3 - outer, 100mm depth substrate		
<i>Scabiosa columbaria</i>	Small scabious			
<i>Thymus serpyllum</i>	Creeping thyme			
<i>Tulipa turkestanica</i>	Turkestan tulip			

**NOTE:**  
 Do not scale from this drawing. Drawings represent design intent only. Green roof details to be confirmed by structural engineer and specialist subcontractor. Structural stability of all items to be confirmed by contractor. All materials, components and workmanship shall comply with the relevant British Standards Code of Practice & manufacturers written instructions.

FORE STREET

Pretty Corner

HIGH ROAD EASTCOTE

**4 GREEN INFRASTRUCTURE**  
 The Biodiversity Net Gain is significant via the introduction of various nectar rich trees, shrubs and perennials; including oak, rowan, wild cherry, hornbeam, crab apple and crimson hawthorn. Mixed native hedging borders the frontage of High Road Eastcote, whilst hornbeam frames the building.



**5 ECOLOGICAL ENHANCEMENTS**  
 Working in conjunction with Land Use Consultants Ltd. (LUC), ecological enhancements have been included wherever practicable, including; bat boxes, bird boxes for various species, a hedgehog house and site won log piles. Furthermore the majority of planting is nectar rich, thus creating foraging and nesting opportunities for local wildlife.



**6 GREEN ROOF**  
 Further Biodiversity Net Gain is achieved via the introduction of an intensive green roof. This is zoned to different depth substrates to maximise planting opportunities. Larger shrubs such as Amelanchier, Cornus kousa and Mahonia sit centrally, within islands of perennials including; sparges, bugle, alliums, grasses and whirling butterflies. Whilst the outer perimeter is home to the creeping low varieties including, thyme, thrift, scabious and primrose.



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 07818 566522 - christinaodell@gmail.com

site scale  
 Land at the corner of Fore Street & High Road Eastcote, Pinner HA5 2ET 1:200 @ A1  
 date 21.12.2022  
 title drawn by CJO  
 Landscape Masterplan checked CJO  
 drawing number revision  
 22-1201  
 DO NOT SCALE FROM THIS DRAWING | DRAWING SUBJECT TO ©

Figure 2: Post development plan



- Site boundary
- Proposed linear**
- Hedgerow
- Metal railing
- Timber fence
- Treeline
- Proposed area**
- Amenity grass
- Hard standing
- Intensive green roof
- Permeable surface
- Scrub
- Wildflower meadow

## **Appendix C**

### **Baseline Assessment Proformas and BNG Assessment**

Table C.1: Urban trees

Condition Sheet: URBAN TREES Habitat Type			
UKHab Habitat Type(s)			
Urban - Urban tree			
Site name/location	Eastcote	Onsite/offsite	Onsite
Central grid reference of habitat	TQ 10365 88475	Unique polygon reference	N/A
Limitations (if applicable)	N/A	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	N/A
Habitat Description			
<p>In the east of the Site the species included occasional oak, elm <i>Ulmus</i> sp. and wild cherry. Abundant ivy was also noted under the trees.</p> <p>In the west of the Site there was group of young broadleaved scattered trees over bare ground. Species included occasional birch <i>Betula</i> sp., hawthorn, sweet chestnut <i>Castanea sativa</i> and ash.</p>			
<p>Covers the following topographical formations most commonly found in urban areas<sup>1</sup>:</p> <p><b>Individual Trees:</b> Young trees over 75mm in diameter measured at 1.5m from ground level and individual semi-mature and mature trees of significant stature and size that dominate their surroundings whose canopies are not touching but that are in close proximity to other trees.</p> <p><b>Perimeter Blocks:</b> Groups or stands of trees within and around boundaries of land, former field boundary trees incorporated into developments, individual trees in gardens whose canopies overlap continuously</p> <p><b>Linear Blocks:</b> Lines of trees along streets, highways, railways and canals whose canopies may or may not overlap continuously.</p>			
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1	The tree is a native species (or more than 70% within the block are native species).	Y	Tree species consist of oak, ash, elm, cherry and birch.
2	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	N	Large gaps in the canopy
3	The tree is mature <sup>2</sup> or veteran <sup>3</sup> (or more than 50% within the block are mature <sup>2</sup> or veteran <sup>3</sup> ).	Y	Most of the tree are mature.
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so	Y	No evidence of adverse impacts on the trees.

	the trees retain >75% of expected canopy for their age range and height.		
5	Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark	Y	The are many features within the trees which provide opportunities for other species.
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	The tree canopies are over dense scrub.
<b>Number of criteria passed</b>			5
<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>	<b>Score Achieved ×/✓</b>	
Passes 5 or 6 of 6 criteria	Good (3)	Y	
Passes 3 or 4 of 6 criteria	Moderate (2)	X	
Passes 0, 1 or 2 of 6 criteria	Poor (1)	X	
<b>Suggested enhancement interventions to improve condition score</b>			
Removal of areas of dense bramble and ivy which is hindering the potential of the trees.			
<b>Notes</b>			
<p><b>Footnote 1</b> - This covers all trees in artificial urban habitats such as private gardens, private land, institutional land and land used for transport functions; roads, streets, canals, rail, footpaths etc. Trees in urban areas can under the right conditions provide a large range of habitat opportunities, supporting lichens, invertebrates and birds.</p> <p>Tree planting in urban areas has for over two hundred years also introduced non-native species into towns and cities. In the context of biodiversity native species are the preferred option. However, non-native tree species can contribute positively to biodiversity richness particularly in relation to providing a seasonal food source for nectar feeders and other invertebrates as well as supporting vertebrates that feed on species that are hosted by non-native trees. Examples are early and late flowering species of <i>Prunus</i> and aphids on varieties of <i>Acer</i> providing food for species higher up the food chain. The species of trees (native or non-native) together with the intensity and type of management they are subject to will determine the biodiversity value of the trees in question.</p> <p>Trees in urban areas provide opportunistic sites for biodiversity to colonise and re-colonise, increasing connectivity and contributing to biodiversity critical mass between already established patches or sites. This is especially so where transport corridors are populated with mixed native species</p>			
<p><b>Footnote 2</b> - A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.</p>			
<p><b>Footnote 3</b> - All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:</p> <ol style="list-style-type: none"> <li>1. Rot sites associated with wounds which are decaying &gt;400cm<sup>2</sup>;</li> <li>2. Holes and water pockets in the trunk and mature crown &gt;5 cm diameter;</li> <li>3. Dead branches or stems &gt;15 cm diameter;</li> <li>4. Any hollowing in the trunk or major limbs;</li> <li>5. Fruit bodies of fungi known to cause wood decay.</li> </ol>			

Table C.2: Native hedgerow with trees

Condition Sheet: Hedgerow Habitat Type							
UKHab Habitat Type							
Native hedgerow with trees							
Site name/Location		Eastcote	Onsite/offsite		Onsite		
Habitat's central grid reference		TQ 10345 88426	Unique polygon reference(s)		N/A		
Limitations (if applicable)		N/A	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)		N/A		
Habitat Description							
Hedgerow species included frequent blackthorn <i>Prunus spinosa</i> , hawthorn <i>Crataegus monogyna</i> and ivy <i>Hedera helix</i> with occasional holly <i>Ilex aquifolium</i> and wild cherry <i>Prunus avium</i> . Fern <i>Pteridophyta</i> sp., bramble <i>Rubus fruticosus</i> , common nettle <i>Urtica dioica</i> , and occasional cleavers <i>Galium aparine</i> were occasionally noted within the hedgerow base. Tree species included frequent ash <i>Fraxinus Excelsior</i> and oak <i>Quercus</i> sp..							
See Table TS1-3 of the Technical Supplement.							
Condition Assessment Criteria							
A series of ten attributes, representing key physical characteristics, are used for this assessment. The attributes, and the minimum criteria for achieving a favourable condition in each, are defined. The attributes use similar favourable condition criteria to the Hedgerow Survey Handbook and the handbook is the recommended source of reference for assessing individual hedgerow attributes.							
Hedgerow favourable condition attributes							
Attributes and functional groupings (A, B, C, D & E)		Criteria (the minimum requirements for 'favourable condition')		Description		Condition Achieved (Y/N)	Notes/Justification
Core groups - applicable to all hedgerow types							
A1.	Height	>1.5 m average along length	<p>The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to</p>		Y	Over 1.5m high.	

			<p>good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt; 1.5 m height).</p>		
A2.	Width	>1.5 m average along length	<p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they &gt;0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice<sup>4</sup>).</p>	Y	Over 1.5m wide.
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	<p>This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>	N	Few areas with ap between ground and canopy base.

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).  Access points and gates contribute to the overall gappiness, but are not subject to the >5 m criterion (as this is the typical size of a gate).	N	There are large gaps within the hedge, more than 10% of the total length.
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge.  Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge.  This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	1m width of undisturbed vegetation on the north aspect of the hedgerow.
C2.	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles ( <i>Urtica</i> spp.), cleavers ( <i>Galium aparine</i> ) and docks ( <i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	N	Nettle and cleavers were identified at the hedgerow base.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the	N	Invasive and neophyte species identified within the hedgerow.

			GB Non-Native Secretariat website.		
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.  This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	Y	The hedge was undisturbed.
<b>Additional group - applicable to hedgerows with trees only</b>					
E1.	Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	This criterion addresses if there are sufficient mature trees (within the scope of planning timescales) which are of higher value to biodiversity.	Y	Mature oak and ash within the hedgerow.
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	There is a little ash dieback within the hedgerow trees.
Each attribute is assigned to one of five functional groups (A – E), as indicated in Table TS1-2 and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria according to the approach set out in Table TS1-3.					
The hedgerow condition assessment generates a weighting (score) ranging from 1-3, which is used within the biodiversity metric 3.1. The scores for each are set out in tables TS1-3 and TS1-4 below.					
<b>TABLE TS1-3:</b> Hedgerow condition assessment and weighting					
<b>Condition categories for hedgerows with trees</b>					
<b>Category</b>	<b>Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2</b>	<b>Weighting (score)</b>			

Good	No more than 2 failures in total; <b>AND</b> No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; <b>AND</b> <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; <b>OR</b> <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1
Score achieved:	Poor – fails 4 attributes, and two within a functional group (C.1 and C.2)	
<b>Suggested enhancement interventions to improve condition score</b>		
Additional planting to close the gaps in the hedgerow.		

Table C.3: Line of trees

Condition Sheet: LINE OF TREES Habitat Type			
UKHab Habitat Type(s)			
Line of trees			
Site name/location	Eastcote	Onsite/offsite	Onsite
Central grid reference of habitat	TQ 10321 88460	Unique polygon reference	N/A
Limitations (if applicable)	N/A	Metric 3.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	N/A
Habitat Description			
Tree species comprised frequent ash and false acacia with occasional elm and wild cherry. Scrub comprised frequent blackthorn with occasional holly and hazel.			
See Chapter 8 of User Guide for definition.			
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
1	More than 70% of trees are native species.	Y	Comprising ash, elm and wild cherry, only a few false acacia.
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	Dense tree canopy within the tree line.
3	Includes one or more mature <sup>1</sup> or veteran <sup>2</sup> tree.	Y	Multiple mature trees within the tree line.
4	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other anthropogenic operations.	Y	Area of scrub and tall ruderal.
5	At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N	Small amounts of ash dieback.
Number of criteria passed			4

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Condition Assessment Result	Condition Assessment Score	Score Achieved * / ✓
Passes 5 of 5 criteria	Good (3)	X
Passes 3 or 4 of 5 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 5 criteria	Poor (1)	X
<b>Suggested enhancement interventions to improve condition score</b>		
Management of scrub at the base of the trees.		
<b>Notes</b>		
<p><b>Footnote 1</b> - A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.</p> <p><b>Footnote 2</b> - All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:</p> <ol style="list-style-type: none"> <li>1. Rot sites associated with wounds which are decaying &gt;400 cm<sup>2</sup>;</li> <li>2. Holes and water pockets in the trunk and mature crown &gt;5 cm diameter;</li> <li>3. Dead branches or stems &gt;15 cm diameter;</li> <li>4. Any hollowing in the trunk or major limbs;</li> <li>5. Fruit bodies of fungi known to cause wood decay</li> </ol>		

Table C.4: Bare ground

Condition Sheet: URBAN Habitat Type			
UKHab Habitat Type			
Urban - Vacant / derelict land / bare ground			
Site name/location	Eastcote	Onsite/offsite	Onsite
Central grid reference of habitat	TQ 10286 88422	Unique polygon reference	N/A
Limitations (if applicable)	N/A	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	N/A
Habitat Description			
<p>The majority of the Site was a mosaic of bare ground, scattered scrub and tall ruderal. It is evident that the land has been recently disturbed resulting in an early successional community. Since the 2020 survey the areas of bare ground have extended, with a section of recently cleared bare ground in the west of the Site.</p>			
<p><u>See UKHab</u></p>			
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
CORE CRITERIA - applicable to <b>all urban habitat types</b> :			
1	Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	N	N/A habitat comprises bare ground.
2	There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife. <b>NB - To achieve GOOD condition, criterion 2 must be satisfied by native species only (rather than non-natives beneficial to wildlife). Note that Biodiverse green roofs are exempt from this requirement, and can include non-native sedums, as set out in footnote 1.</b>	N	N/A habitat comprises bare ground.

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3	Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area. <b>NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b>	Y	N/A habitat comprises bare ground.
<b>Number of criteria passed</b>			3
<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>	<b>Score Achieved x/√</b>	
If 3 criteria assessed:			
• Passes 3 of 3 core criteria; AND • Meets the requirements for good condition within criteria 2 and 3	Good (3)	X	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	Moderate (2)	X	
• Passes 0 or 1 of 3 core criteria	Poor (1)	✓	
<b>Suggested enhancement interventions to improve condition score</b>			
N/A recently cleared areas of bare soil and small areas of bare ground within tall ruderal habitat.			

Table C.5: Tall ruderal

Condition Sheet: URBAN Habitat Type			
UKHab Habitat Type			
Sparsely vegetated land - Ruderal/ephemeral			
Site name/location	Eastcote	Onsite/offsite	Onsite
Central grid reference of habitat	TQ 10326 88444	Unique polygon reference	N/A
Limitations (if applicable)	N/A	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	N/A
Habitat Description			
Tall ruderal habitat species included abundant creeping thistle <i>Cirsium arvense</i> , bramble <i>Rubus fruticosus</i> and common nettle <i>Urtica dioica</i> , occasional cleavers <i>Galium aparine</i> , frequent giant hogweed <i>Heracleum mantegazzianum</i> and fat-hen <i>Chenopodium album</i> , rare false acacia <i>Robinia pseudoacacia</i> (young), wild cherry <i>Prunus avium</i> (young), sycamore <i>Acer pseudoplatanus</i> (young), oak <i>Quercus sp.</i> (young), red dead-nettle <i>Lamium purpureum</i> and pignut <i>Conopodium majus</i> .			
<u>See UKHab</u>			
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
CORE CRITERIA - applicable to <b>all urban habitat types</b> :			
1	Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	Y	Diverse species structure.
2	There is a diverse range of flowering plant species, providing nectar sources for insects. These species may be either native, or non-native but beneficial to wildlife. <b>NB - To achieve GOOD condition, criterion 2 must be satisfied by native species only (rather than non-natives beneficial to wildlife). Note that Biodiverse green roofs are exempt from this requirement, and can include non-native sedums, as set out in footnote 1.</b>	Y	Diverse range of flowering species including bramble, creeping thistle, fat hen, red dead-nettle.

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3	Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area. <b>NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b>	N	Areas of giant hogweed within the tall ruderal.
<b>Number of criteria passed</b>			2
<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>	<b>Score Achieved x/√</b>	
If 3 criteria assessed:			
<ul style="list-style-type: none"> <li>• Passes 3 of 3 core criteria; AND</li> <li>• Meets the requirements for good condition within criteria 2 and 3</li> </ul>	Good (3)	X	
<ul style="list-style-type: none"> <li>• Passes 2 of 3 core criteria; OR</li> <li>• Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3</li> </ul>	Moderate (2)	√	
<ul style="list-style-type: none"> <li>• Passes 0 or 1 of 3 core criteria</li> </ul>	Poor (1)	x	
<b>Suggested enhancement interventions to improve condition score</b>			
Removal of Giant hogweed.			

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Table C.6: Bramble scrub

<b>Condition Sheet: SCRUB Habitat Type</b>			
<b>UKHab Habitat Type</b>			
<b>Heathland and shrub – Bramble scrub</b>			
<b>Site name/location</b>	Eastcote	<b>Onsite/offsite</b>	Onsite
<b>Central grid reference of habitat</b>	TQ 10358 88438	<b>Unique polygon reference</b>	N/A
<b>Limitations (if applicable)</b>	N/A	<b>Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)</b>	N/A
<b>Habitat Description</b>			
The scrub now comprises dominant bramble, frequent blackthorn, holly and occasional hazel. Along the south and southwest boundary of the Site the scrub comprised frequent bramble, and occasional blackthorn, holly, cherry laurel, and privet.			

# The Biodiversity Metric 3.1 - Calculation Tool

## Start page

### Project details

Planning authority:	Hillingdon
Project name:	Eastcote
Applicant:	Peter Pendleton & Associates
Application type:	Planning Permission
Planning application reference:	
Assessor:	Rosalind Warwick-Haller
Reviewer:	Ella Moseley
Metric version:	3.1
Assessment date:	02.02.2023
Planning authority reviewer:	

Instructions

Main menu

Results

### Cell style conventions

	Enter data
	Automatic lookup
	Result

View all

Reset view

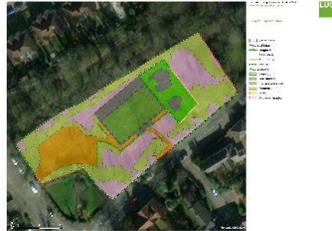
On-site baseline map

Insert



On-site post intervention map

Insert



Off-site baseline map

Insert



Off-site post intervention map

Insert





On-site baseline	<i>Habitat units</i>	1.74
	<i>Hedgerow units</i>	1.01
	<i>River units</i>	0.00

On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	1.98
	<i>Hedgerow units</i>	2.38
	<i>River units</i>	0.00

On-site net % change <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	13.96%
	<i>Hedgerow units</i>	135.33%
	<i>River units</i>	0.00%

Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00

Total net unit change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	0.24
	<i>Hedgerow units</i>	1.37
	<i>River units</i>	0.00

Total on-site net % change plus off-site surplus <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	13.96%
	<i>Hedgerow units</i>	135.33%
	<i>River units</i>	0.00%

Trading rules Satisfied?	<b>No - Check Trading Summary ▲</b>
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**Eastcoast**  
**A-1 Site Habitat Baseline**

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Ref	Habitats and areas			Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Heathland and shrub	Scrubby scrub	0.07	Medium	Condition Assessment NA	Location ecologically desirable but not in local strategy	Distinctiveness habitat required	0.31
2	Urban	Vacant/derelict land/ bareground	0.15	Low	Poor	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required 2	0.33
3	Urban	Urban Tree	0.04	Medium	Good	Location ecologically desirable but not in local strategy	Same distinctiveness or higher Distinctiveness habitat required	0.53
4	Sparsely vegetated land	Ruderal/Ephemeral	0.13	Low	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required 2	0.57
5								
6								
7								
8								
9								
		<b>Total habitat area</b>	<b>0.39</b>					<b>1.74</b>

Retention category biodiversity value						Biodiversity compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		Assessor comments	Reviewer comments
0.03		0.13	0.00	0.04	0.18		Dense scrub in the east and south of the Site.	
0		0.00	0.00	0.15	0.33		Bareground in the centre of the Site	
0.03		0.40	0.00	0.01	0.13		Scattered broadleaved trees within the scrub and tall ruderal	
0		0.00	0.00	0.13	0.57		Tall ruderal in the centre of the Site	
<b>0.06</b>	<b>0.00</b>	<b>0.53</b>	<b>0.00</b>	<b>0.33</b>	<b>1.21</b>			

**Total area lost (excluding area of Urban trees and Green walls)**      **0.33**



## B-1 Site Hedge Baseline

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### UE Habitats - existing habitats

Baseline ref	Hedge number	Hedge type	Length (m)	Habitat distinctiveness	Habitat condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
				Distinctiveness	Condition	Strategic significance		Total hedgerow width
1		Native Hedgerow with trees	0.11	Medium	Poor	Location ecologically desirable but not in local strategy	Like for like or better	0.48
2		Line of Trees	0.12	Low	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness, land as better	0.53
3								
4								
5								
6								
T			0.23					1.01

### Habitat category biodiversity value

Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Comments	
						Accessor comments	Reviewer comments
0.02	0.08	0.09	0.35	0.01	0.04	10m of hedgerow lost to new access pathway, 20m retained and 80m enhanced along the south Site boundary	
0.12		0.53	0.00	0.00	0.00	all retained along south boundary of the Site	
0.14	0.08	0.62	0.35	0.01	0.04		

**B-2 Site Hedge Creation**

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		Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty risk	Hedge units delivered	Comments		
Baseline ref	New hedge number	Habitat type	Length (m)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	Reviewer comments	
1		Native Species Rich Hedgerow	0.125	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	0.02	8 native species proposed for new hedgerows		
2													
3													
4													
5													
6													
			<b>0.13</b>										<b>0.02</b>

