Ecological Management and Enhancement Plan (Condition 8)

Land at Milington Road, UB3 4AZ

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Contents

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the surveys only.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by The Aitch Group to produce an ecological report to discharge condition 8 of the planning permission 76655/APP/2021/3039.

Site Context and Status

1.2 The site is located in the Hyde Park Hayes office campus, and is adjacent to A437 / North Hyde Road (TQ09087928). The site covers approximately 0.35ha. The site consists of a car parking area, an area of grassland and an area of patchy ephemeral/short perennial vegetation. There were three trees along the northern and eastern border. The site is surrounded by other commercial and industrial estates, as well as urban residential housing. An area of public open space, adjacent to the roundabout, supporting numerous silver birch, lay to the north east of the site. The approximate red line boundary of the site is shown below in Figure 1 overleaf.

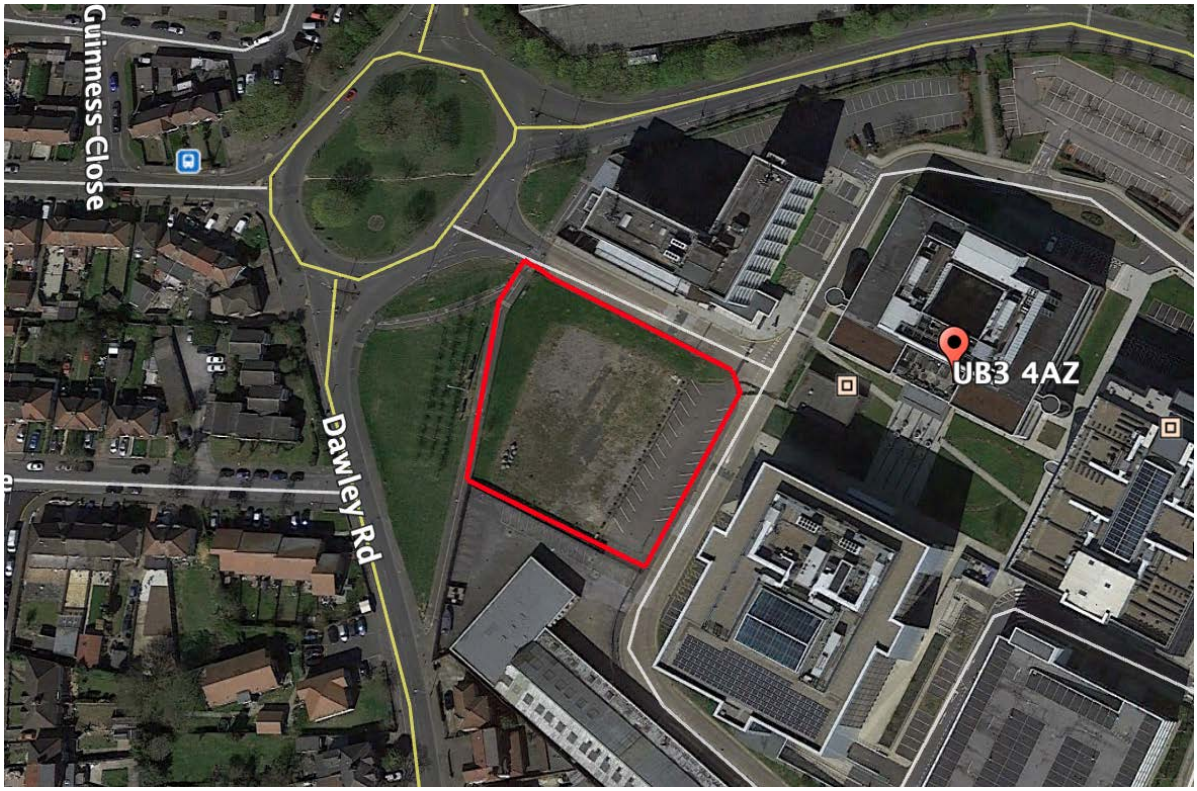


Figure 1: Approximate location of the red line boundary (Image taken on 26/04/2021 ©2021 Google)

Description of Proposed Development and Planning Permission

1.3 Planning permission for the re-development of the vacant Site to provide a residential development comprising 131 (C3) residential units, with associated amenity areas, landscaping, car parking and all ancillary and enabling works.

1.3 Condition 8 states:

Prior to commencement of development (excluding demolition and site clearance), a scheme to protect and enhance the nature conservation interest of the site shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020), Policy G6 of the London Plan (2021) and Paragraph 174 of the National Planning Policy Framework (2021).

Purpose and Objectives

1.5 This document is designed to discharge condition 8 and to ensure that adequate mitigation for protected species is incorporated into the construction methodology and to provide ecological enhancements within the scheme.

1.6 Therefore, the documents main objectives are:

- State responsible persons and lines of communication;
- Risk assess potentially damaging construction activities;
- Identify biodiversity protection zones and use of protection fences and warning signs;
- Provide practical measures and sensitive working measures where applicable'
- Provide timing of sensitive works where applicable;
- Provide details of ecological enhancements in line with local and national policy.

2.0 Roles and Responsibilities

Ecologists

2.1 The Ecology Partnership will provide ecological advice to ensure that no wildlife comes to harm and also to provide advice to site workers about best practices. The duties include, but are not limited to:

- Identifying environmental risks and developing appropriate environmental controls;
- Delivery of environmental training for site personnel and sub-contractors;
- Liaison with client where required.

2.2 If an occasion arises which requires advice about a wildlife issue, then the Ecology Partnership's office can be contacted on: **01372 364 133.**

Site Workers

2.3 It is expected that all site workers will act responsibly whilst on the development site. All site workers are expected to dispose of litter in the bins provided and report any protected species found within the construction work areas.

3.0 Biodiversity Protection

3.1 The habitats on site are common and widespread and were not identified as being of ecological value. The removal of these habitats was not considered to be ecologically significant. The PEA report did not consider any protected species likely to be present on site. However, recommendations for nesting birds and sensitive working practises below have been made.

3.2 There is always potential for species such as foxes, badgers and hedgehogs in the wider landscape, albeit it is considered that this is highly unlikely. As a precaution, the following best practice guidelines should be followed:

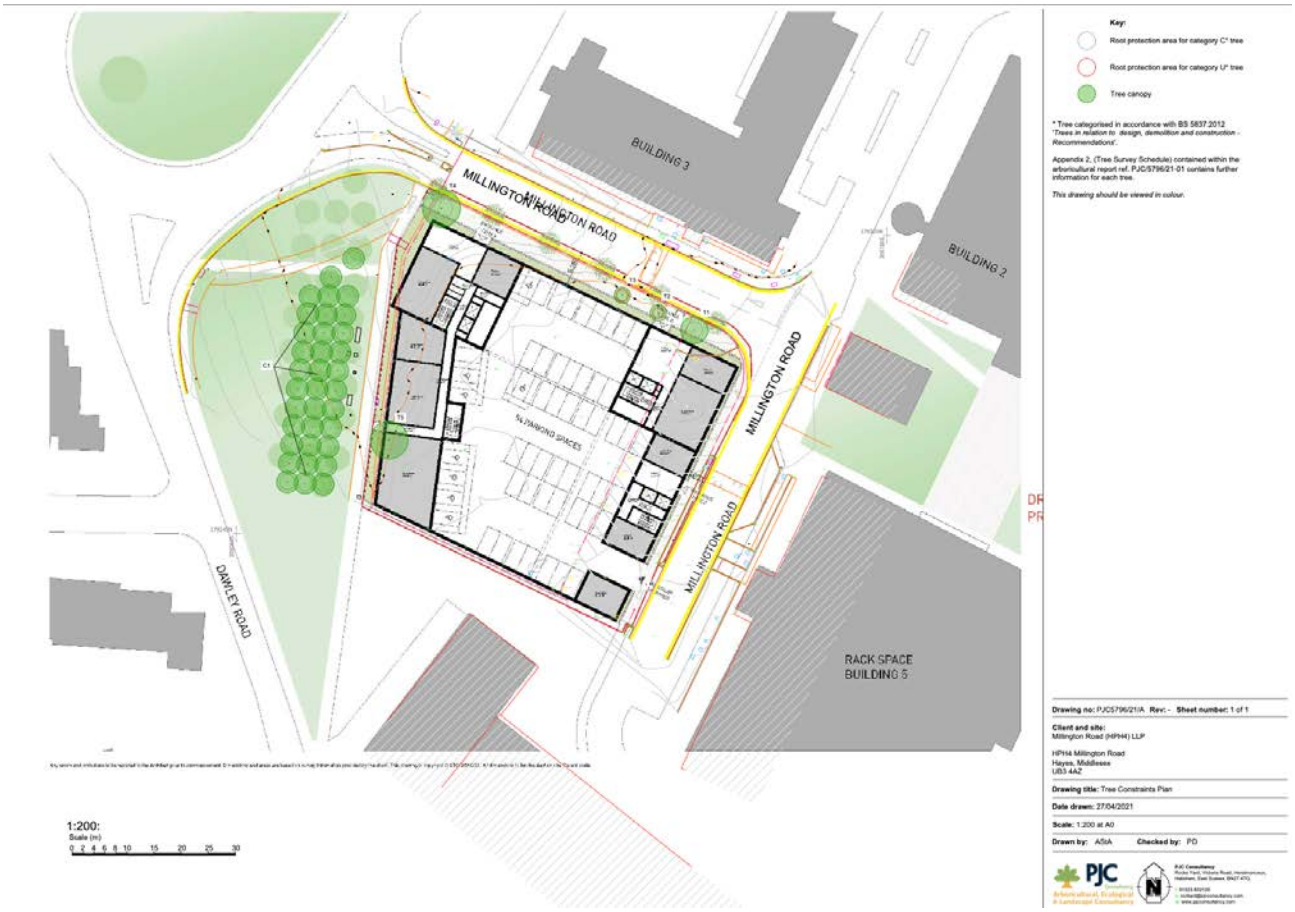
- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in so as to allow any mammals to escape if the badgers were to accidentally fall in. A ramp sloped end to an excavation can also be left, to provide means of escape, the slope should be gentle enough to provide a means of escape;

- Any open pipes or conduits laid should be blocked off each night to prevent badgers from entering them;
- Construction work should only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to badgers as they emerge to forage and also reduce the risk of traffic casualties from late working site traffic.

3.3 Under the Wildlife and Countryside Act 1981 (As amended), all wild birds, their nests and eggs are protected by law with certain exceptions. Nesting birds may use the trees and scrub on site. Albeit it was considered that the site was largely unsuitable for nesting birds.

3.4 However, it is recommended that clearance work should avoiding the nesting bird season, or if this is not possible, the site should be reassessed by a suitably qualified ecologist to attend site the morning before the vegetation is to be cleared and conduct a nesting bird assessment to identify any active nests. If active nests are identified, the tree/shrub they are in will be clearly marked out works in the vicinity of the nest must cease until the birds have fledged the nest. A suitable buffer area will be left in agreement with the ecologist to allow the young to fledge undisturbed. Once the ECoW has confirmed that the young have fledged, the vegetation can be removed.

3.5 The trees on site are to be removed, with a total of 5 trees on site, all of which are London plane trees. Their location, species and condition are detailed below, Figure 2. The group of silver birch trees located to the west of the site are to be retained, as these lie outside the development area.



Site: HPH4 Millington Road, Hayes, Middlesex UB3 4AZ
Survey date: 27th April 2021
Surveyor: Abi St.Aubyn

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments & Preliminary Management Recommendations	Category grading	Root Protection Area (m²)	Root Protection Radius (m)
T1	London plane Platanus x acerifolia	7	115	2.5	Crown: 2.5 Branch: 2SE	semi-mature	fair	fair	Recently planted; readily replaceable.	C1+2	6.0	1.4
T2	London plane Platanus x acerifolia	6	85	1.5	Crown: 2 Branch: 2SE	semi-mature	poor	fair	Recently planted; sparse crown due to lack of irrigation; readily replaceable.	U	3.3	1.0
T3	London plane Platanus x acerifolia	6	90	1.5	Crown: 2 Branch: 2.5E	semi-mature	poor	fair	Recently planted; sparse crown due to lack of irrigation; readily replaceable.	U	3.7	1.1
T4	London plane Platanus x acerifolia	8	165	3.5	Crown: 2 Branch: 2NW	semi-mature	fair	fair	Small tree; readily replaceable.	C1+2	12.3	2.0
T5	London plane Platanus x acerifolia	8	160	3.5	Crown: 2 Branch: 2E	semi-mature	fair	fair	Small tree; readily replaceable.	C1+2	11.6	1.9
C1	silver birch Betula pendula	8-12	115	2	Crown: 1.5 Branch: 1.5	semi-mature	poor	poor	Planted in regimented lines as a landscape feature; lack of irrigation has caused extensive dieback and sparse crowns; several uppermost sections of the stems have failed; make an impact as a group but without irrigation will be of little potential.	C1+2	6.0	1.4

Sheet 1

Figure 2: Tree location plan and condition (Arb report 2021)

3.6 Heras fencing should be established on the edge of this area prior to any works, to ensure that no accidental incursion occurs during the works. Signs will be erected along the length of the fence line informing construction workers of these protection zones and that they must not be entered at any time (see Appendix 1). There should be no storage of materials in these areas and the fence line should not be moved once erected.

3.7 The protection zones will be maintained throughout the construction period. No fires should be lit within or within close proximity of these areas and no chemicals shall be used within the protection areas. The fence will remain until the completion of all construction works.

3.8 Recommendations to minimise the spread of dust from construction works are as follows:

- It is recommended that newly laid dry soils are periodically sprayed with water during dry weather to help form a more consolidated surface crust.
- Minimising activities that could lead to dust clouds forming.
- To prevent the spread of soil / construction materials from the site onto surrounding environments, wheel washing measures and road sweeping where necessary will be implemented.
- A wheel cleaning station will be set up by the site access to clean wheels vehicles leave the site, if required.
- Dust suppression will be used as required to an acceptable level.

4.0 Ecological Enhancements

4.1 Due to the nature and extent of the development, ecological enhancements are restricted to the use of native species planting and integral bird boxes.

Tree Planting. / Planting Beds First Floor

4.2 A total of 17 new trees will be planted around the edges of the building along Milington Road. Tree planting will include a range of species, including but not limited to London plane, silver birch and ornamental species.

4.3 Rain gardens will be incorporated around the tree planting pits. These are shallow depressions with free-draining soil and planted with species able to tolerate short periods of inundation. They receive rainfall from a downpipe or paved area, such as a courtyard

(Figure 3). They help to reduce flooding, filter run-off and, in sufficient numbers, mitigate the urban heat island effect by increasing evotranspiration.

4.4 The planting areas are shown in Figure 4 below.

Figure 3 Rain gardens created in Ashby Grove, Islington (left – Susdrain) and at Kingsmead Way, Hackney (right – Groundwork London)

Landscape Podium and Landscape Roof Terrace

4.5 A range of species will be planted within the podium for interest a range of species including multi stemmed tree species, mixture of grasses, ferns, herbaceous planting and shrubs will weave through the space. These will be a mixture of native and ornamental species. The planting podium area is shown in Figure 4 below.

4.5 The roof terrace will support areas of turf, used for recreational purposes and a range of planting including ornamental and native planting. To maximise biodiversity value, it is recommended that planters incorporate species of known value to pollinators, as listed on the Royal Horticultural Societies (RHS) approved 'Plants for Pollinators' list.

Figure 4: Podium and tree planting locations

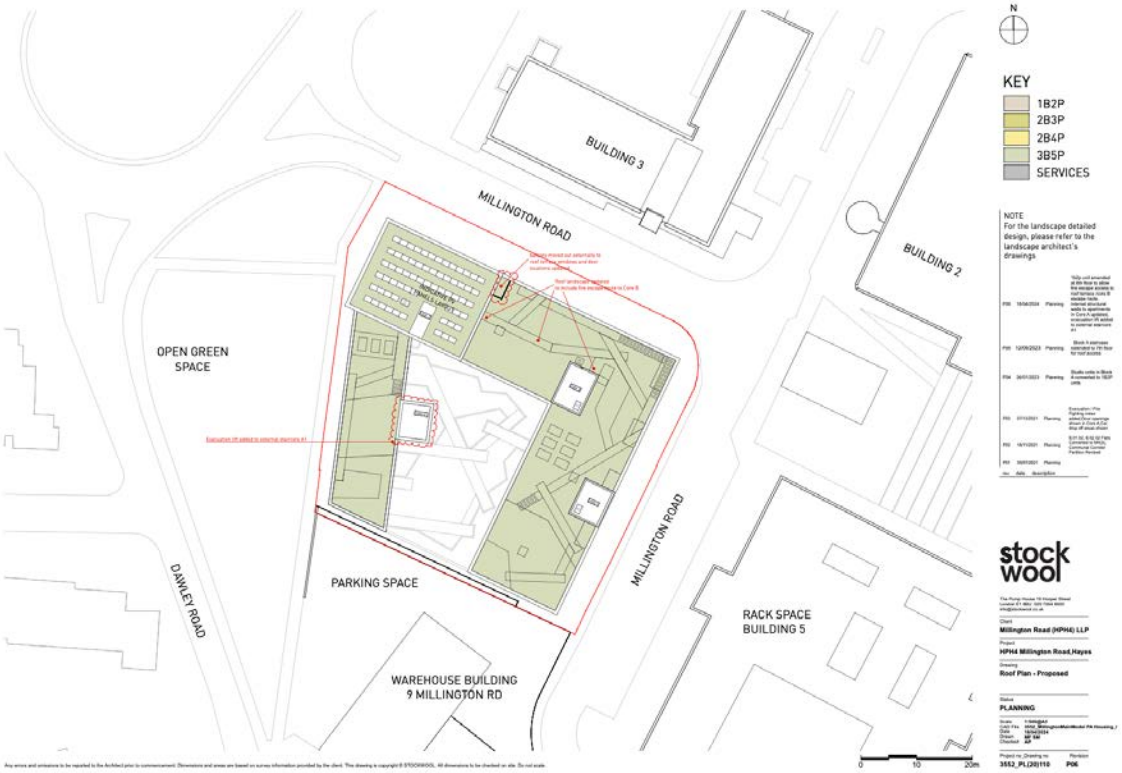


Figure 5: Roof Plan

Biodiverse Green Roof

4.6 The areas of green roof will be planted with a wildflower mix / green roof turf such as the Bauder XF118 Wildflower Blanket.

4.7 The wildflower mix will include species such as agrimony (*Agrimonia eupatoria*), kidney vetch (*Anthyllis vulneraria*), common knapweed (*Centaurea nigra*), wild basil (*Clinopodium vulgare*), Viper's bugloss (Echium vulgare), lady's bedstraw (*Galium verum*), perforate St John's wort (*Hypericum perforatum*), wild candytuft (*Iberis amara*), field scabious (*Knautia arvensis*), rough hawkbit (*Leontodon hispidus*), oxeye daisy (*Leucanthemum vulgare*), common toadflax (*Linaria vulgaris*) birdsfoot trefoil (*Lotus corniculatus*), musk mallow (*Malva moschata*), wild marjoram (*Origanum vulgare*), hoary plantain (*Plantago media*), cowslip (*Primula veris*), wild mignonette (*Reseda lutea*), wild clary (*Salvia verbenaca*), small scabious (*Scabiosa columbaria*), bladder campion (*Silene vulgaris*), dark mullein (*Verbascum nigrum*).

4.8 The green roofs will include further enhancements, incuding open sections of sand for burrowing invertebrates, dead wood piles (for species such as stag beetles), areas of stones and rubble to provide differing microclimates on the roof itself. This creates new niches within the green roof structure. Invertebrate boxes can be established on the green roof to provide additional features of interest.

Nest Boxes

4.9 House sparrows have seen considerable decline in the UK. The species is reliant on buildings and new construction methods have meant that the number of sparrow-suitable nest sites has rapidly declines since the 1980s. House sparrows prefer to have multiple nesting chambers clustered close together as they are colonial nesters.

4.10 The ideal position is at least 3m above the ground, facing away from the prevailing wind, facing north or east to prevent the boxes becoming too hot or wet. It can be painted using a non-toxic, permeable paint. Examples of boxes are shown in Figure 6 below.

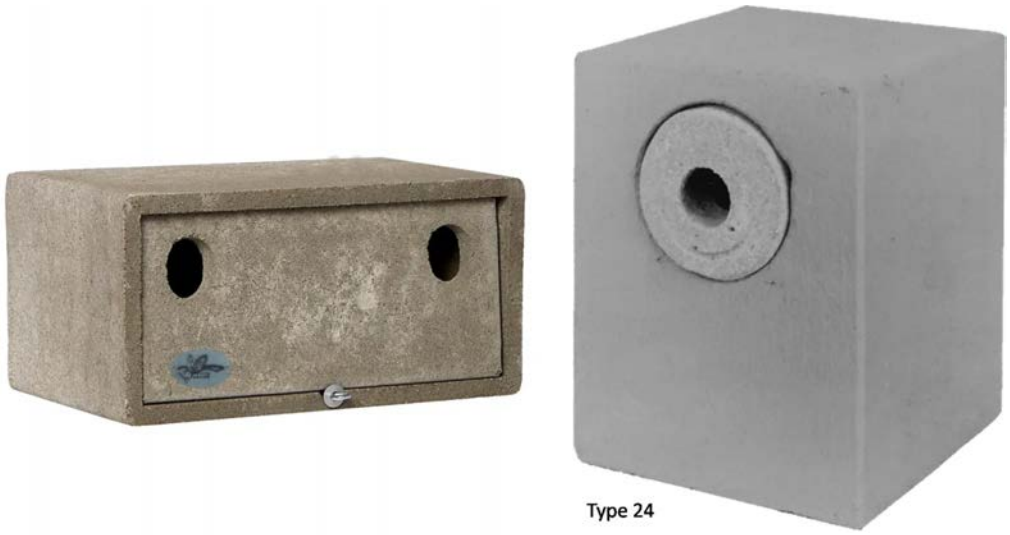


Figure 6: Types of integrated bird boxes for house sparrows

4.11 The approximate location is shown in Figure 7 below. The sparrow boxes are to be located on the northern and eastern aspect of the building. The boxes should be in groups of two boxes together, with further groups of boxes spaced at approximately 2m along the northern and eastern edge of the building. A such a total of approximately 20 boxes will be established.

4.12 Bat boxes are not recommended within the scheme due to the urban nature of the site and the built up nature of the immediate surrounds, and the lighting around the buildings which are already present within the landscape.

Figure 7: Location of the sparrow boxes

5.0 Ongoing Management/Maintenance

5.1 The habitats on site will be managed accordingly under the management requirements as required in planning conditions.

5.2 The integral bird boxes do not need any maintenance.

6.0 Conclusion

6.1 The site has been subject to various ecological surveys to ensure that protected species and local wildlife have been considered as part of the scheme.

6.2 Specifications have been provided for the recommended integral sparrow boxes. However, if there is a requirement for changes to be made, consultation with an ecologist should be undertaken to ensure the locations of these remain appropriate.

6.3 It is considered that this report is sufficient to discharge the condition.

Appendix 1: Signage Example

WILDLIFE PROTECTION ZONE

PROTECTIVE FENCING MUST NOT BE MOVED

NO UNAUTHORISED ENTRY

NO MACHINERY

NO STORAGE OF EQUIPMENT

QUERIES SHOULD BE DIRECTED TO THE SITE ECOLOGIST

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