



18 Pield Heath
Road,
Uxbridge,
UB8 3NF

Biodiversity Enhancement Management Plan (BEMP)

December
2024

Ref 22-8959



Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

Revision	
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Forecast cost estimates do not include such costs associated with any negotiations, appeals or other non-technical actions associated with the agreement on measures to meet the requirements of the authorities, nor are potential business loss and interruption costs considered that may be incurred as part of any technical measures.

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1 Design Strategy for Ecological Enhancement

- 1.1 The following report is for the Biodiversity Enhancement Management Plan (BEMP) associated with the proposed development: Proposed 60 Bed Care Home, 18 Pield Heath Road, Uxbridge, UB8 3NF.
- 1.2 The speciation is accompanied by the enhancement plans at the appendices of this report:
- 1313-07 18 Pield Heath Rd 60 Bed BEMP
 - 1313-08 18 Pield Heath Rd 60 Bed UGF
- 1.3 The BEMP drawing have been prepared to discharge condition 9 of planning permission 6760/APP/2022/1889 (London Borough of Hillingdon).

Pre-commencement preparation

- 1.4 All excavations are covered overnight to avoid entrapment by Great Crested Newts, hedgehogs, badgers, all mammals and reptiles
- 1.5 Works to hedgerows and trees was carried outside of the bird nesting season.
- 1.6 Prior to works commencing on site possible refugia has been removed outside of Great Crested Newts and Reptile seasons. Deadwood searched for stag beetle eggs/larvae, prove positive to be protected or moved to safety whilst works continue. Ensure boundaries to site are permeable for small ground-based mammals to escape construction activities.
- 1.7 No working in hours of darkness to avoid light site and impact on bat movements.
- 1.8 Apply British Standards Institution (2012), BS 5837:2012, Trees in relation to design, demolition and construction – recommendations to tree protection.
- 1.9 Apply BS 42020:2013, Biodiversity – Code of Practice for planning and development, to protect waterways from runoff and pollution.

Planting area preparation

- 1.10 Existing ground cover, understorey vegetation, leaf litter and other surface debris shall be removed using hand operated tools only, e.g. chainsaws, brush cutters, rakes etc. Care shall

be taken to ensure tools do not cause impact damage to neighbouring tree RPAs, stems or branches.

- 1.11 A suitable approved systemic herbicide shall be applied 4 weeks prior to cultivation at no more than manufacturer's approved rates by spot treatment to emergent weeds only, taking care to prevent spray drift onto the stems or leaves of trees to be retained.
- 1.12 If necessary, a second application may be applied at least 2 weeks prior to application.
- 1.13 Within the RPAs of the trees to be retained, there shall be no raising of levels with imported topsoil.
- 1.14 Ground clearance and excavations should also be undertaken with care in regard to burrowing mammals, rabbits and foxes could be present on site and to inflict unnecessary suffering such as 'impale burns, crushes, drownings, drags or asphyxiates any wild mammal is an offence within the Wild Mammals Protection Act 1996.
- 1.15 It is recommended that any vegetation clearance is undertaken outside of the core-bird breeding season (March to August, inclusive) however, as the site also has suitability for reptiles and hedgehog, clearance should be timed to align with their active season (usually April to September); therefore clearance should be undertaken between April and September following a thorough check by the ECoW. Should an active bird nest be found, a 7m buffer zone will be constructed round the nest, once a 2-week period has elapsed, the nest should be checked again for nesting activity.

Sub soil

- 1.16 Subsoil will be reclaimed from site. If subsoil is not usable it shall meet the following specification:
 - Texture 5-50% clay
 - PH 6-7.5
 - Stones <20%
- 1.17 To be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 1.3 'Plant and Planting Specification'. Subsoil to be spread by hand or

using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

Top soil

- 1.18 Topsoil will be reclaimed from site. If topsoil is not usable imported topsoil shall be general purpose grade as described in Table 2, Topsoil Characteristics of BS 3882 - Specification for topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.
- 1.19 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 1.20 Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 1.21 Topsoil shall be laid to the following minimum depths:
- 150mm below new grass areas;
 - 300mm beneath new shrub areas.
- 1.22 Finished levels, after settlement, shall be as follows:
- 25mm above adjacent paving, new grassed areas and non-mulched shrub beds.
 - 75mm below adjacent paving and grass for mulched planting beds.
- 1.23 Tree pits to be back filled with topsoil to BS3882 specification.

2 Existing features to be retained

2.1 Habitats retained within the scheme include:

- Mature trees where possible;
- Mature trees off site;
- Other habitats off site.

2.2 Likely species populations within or adjacent scheme include:

- Bats using tree and hedge lines;
- Nesting potential for red and amber listed bird species;
- Small mammals may radiate around site.

3 Ecological Enhancement

Planting:

- 3.1 New trees and hedgerows, with additional infill planting will provide structural diversity for nesting birds and foraging mammals. Removal of non-native, possibly invasive species and plant native species of local provenance where possible.
- 3.2 Shrub borders will have nectar producing perennials with structural diversity in deep beds will provide foraging habitats for invertebrates, and birds.
- 3.3 Wildflora lawns provide wildflower and grass species with nectar which promote insect populations for foraging bats.
- 3.4 Green walls provide further opportunities for nesting birds and invertebrates.

Habitat boxes:

- 3.5 The provision of two bat boxes on new building will ensure a continued availability of bat roosts in the area.
- 3.6 The provision of four bird boxes on new buildings; and 3 bird boxes in retained mature trees will ensure safe nesting opportunities for local bird populations.
- 3.7 Three bug boxes will be installed within shrub borders or undergrowth.

Other provision:

- 3.8 Log refugia built with site won timber along the northern edges of the site.
- 3.9 Hedgehog holes to create a hedgehog highway along the northern edges of the site with good connectivity to neighbouring gardens.

Mulch:

- 3.10 Hedgerows and trees shall be spread with a medium grade bark mulch to a settled depth of 75mm to reduce water use. Mulch to be free from fines, weeds, disease and contaminants.

4 Installation

- 4.1 Preferably an Ecological Clerk of Works will be present to supervise the installation of enhancement features to ensure the correct location, and specification is being installed.
- 4.2 Thereafter, a specified person at the car home will ensure the biodiversity provision is maintained on site until handover to management company.
- 4.3 All dwellings and offices are provided with a copy of this report to ensure biodiversity provision is maintained.

Bat boxes:

- 4.4 Bat boxes will be installed on new buildings. These will be positioned at least 5m above the ground, sheltered from strong winds and exposed to the sun for part of the day (orientated to the southeast where possible).
- 4.5 Specifications of recommended box boxes are included in Appendix 3.

Bird boxes:

- 4.6 Bird boxes will be installed at least 5m from the ground and installed in the shade, on the northeast facing aspect of new buildings and retained trees. Boxes will be situated such that there is a clear flight path to the entrance of the box where possible.
- 4.7 Specifications of recommended bird boxes are included in Appendix 3.

Bug boxes:

- 4.8 Place in a sunny place, protected from wind and rain within shrub borders, where insects will have access to pollen-producing flowering plants.

Wild flora lawn:

- 4.9 Ideally soil is not highly fertile, and no soil improvement should be undertaken. Any vegetation clearance should include removal of arisings and refer to best practice in regard to reptiles and GCN.

- 4.10 Herbicides could be used on perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.
- 4.11 To prepare a seed bed first remove weeds using repeated cultivation or an herbicide. Harrow or rake to produce a medium tilth and roll or tread to produce a level firm surface.
- 4.12 The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.
- 4.13 First year: The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing at 40mm to avoid active reptiles and GCN.
- 4.14 Mow newly sown meadows regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.
- 4.15 All arisings removed from site.

Log piles/refugia:

- 4.16 Log piles will be created on rear boundaries. Any logs created during tree works on site should be collected and used to create Log piles. Logs should be kept as large as possible, at least in lengths of 500mm and 100mm diameter. Any small logs should also be added to the piles.
- 4.17 Log piles should be created by piling large logs into approximately 1m x 1m x 500mm ht piles. Logs should be placed in a shallow pit, approximately 150mm deep. The soil/turf removed to create the pit, should be placed on top of the logs to provide a light cover of soil/turf.

5 Maintenance

- 5.1 External space shall be maintained by the developer during the time of implementation. Thereafter a landscape management contract based on this BEMP will be agreed by the owner to ensure the management for biodiversity.
- 5.2 The aims of the biodiversity management plan are to provide the biodiversity benefits, detailed in sections 3 and 4 above. The management plan will need to be updated based upon feedback from the ongoing management, in order to continue to achieve these aims.
- 5.3 The owners should keep a written record of all actions undertaken in communal areas including maintenance and replacements.

Wildlife friendly planting:

- 5.4 Maintain good form through trimming outside of flowering periods.
- 5.5 Remove herbaceous material in spring before new growth.
- 5.6 Replace, dead dying and diseased stock.
- 5.7 Top up mulch layer annually.

Bat box:

- 5.8 Only a licenced bat worker may disturb roosting bats, so do not interfere with the box, unless suitably licenced bat worker present.

Bird box:

- 5.9 Bird boxes should be checked and cleaned annually, during winter, when not in use by nesting birds (November to January). If birds are making use of the nest box outside of the nesting season, then the box will not be cleaned. Any boxes that are noted to be damaged or missing will be replaced, vegetation obscuring the box entrance will be removed.

Log piles:

- 5.10 The log piles will be checked annually to ensure the piles are present and have not excessively rotted down. The log piles should be maintained by replenishing the piles with additional logs,

or other vegetation cuttings, as the piles rot down. Any vegetation cuttings, such as hedge or tree cuttings, from the site could also be used to replenish the piles.

Hedgehog holes:

- 5.11 Ensure any hedgehog holes have not become blocked

Wildflora lawn:

- 5.12 Grass to be cut throughout the first growing season to maintain a sward of 40mm to create tillering of grasses and make good coverage. To be edged and clippings removed and watered as necessary.
- 5.13 Second growing season and ongoing mow regularly to 40mm sward for wild flora lawns. To permit flowering, mowing should cease from late June. Resume mowing after 4-8 weeks. Mowing may be suspended earlier in the year to allow cowslips to flower. Remove all arisings from site.

Trees and hedgerows (ecological advice):

- 5.14 Trees and hedgerow plants should be pruned outside of nesting bird season (March to August inclusive). Hedgerows will be pruned will be once a year on alternate sides, this allows for the development of flowers and fruits, and an increased availability of habitats in the year between pruning.
- 5.15 Manage hedgerows to ensure shape encourages habitat creation by trimming one side per year and creating an 'A' shape with vegetation down to ground level.
- 5.16 Remove all plastic protection after three years.

APPENDIX 1



Bat box Schwegler 1FF



Bird box Schwegler Swift



Bird box Schwegler Sparrow



Bird box Schwegler Starling



Bug box Schwegler



The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1998 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

LEGEND (BIODIVERSITY ENHANCEMENT)

- Retained tree/hedge/shrubs
- New tree
- Wildlife friendly planting
- Species Rich Lawn
- Native species hedgerow
- Green wall
- Bat box - 3No Schwegler 1FF boxes
- Bird box - 2No Schwegler 17a swift box
- Bird box - 3No Schwegler 3S Starling box
- Bird box - 2No Schwegler 1SP Sparrow box
- Bug box - 3No Schwegler bug box
- Log pile refugia - site won timber as hibernacular
- Hedgehog highway, 15 x 15cm hole at fence base to allow passage from green space to green space

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Date	Reason for revisions	By
Client Simply UK		
Project: Proposed Care Home, 60 Bed scheme, 18 Pield Heath Road, Uxbridge, UBB 3NF		
Drawing Title: BEMP		
Scale: 1:200 @ A1	Date: December 2024	
Drawing Number: 1313-07	Revision Number:	

APPENDIX 2

URBAN GREENING FACTOR - PIELD HEATH RD					
Key	Surface cover type	Factor	Proposed Area	Contribution	Notes
	Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	260	260	Large areas of tree stems and canopies are retained on site and will be protected throughout development. A woodland wildflower and grass mix will be maintained post development. Exotic, invasive species will be removed.
	Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
	Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	540	432	Fourteen trees to be planted in continuous tree pits; 4 to achieve a crown spread 3500mm diameter, and 10 to achieve a crown spread of 8000mm diameter
	Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
	Flower-rich perennial planting.	0.7	104	72.8	All area of shrub planting will be a mix of native, non native shrubs and perennials which will be designed for a long flowering season and structural diversity.
	Rain gardens and other vegetated sustainable drainage elements.	0.7	50	35	Rain gardens along the southeastern frontage
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	85	51	Hedgerows are all mixed native species; double staggered and not less than 500mm wide
	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
	Green wall – modular system or climbers rooted in soil.	0.6	62	37.2	Green walls planted in soil to garden boundaries
	Groundcover planting.	0.5	0	0	
	Amenity grassland (species-poor, regularly mown lawn).	0.4	399	159.6	Most grass areas will be seeded with Emorsgate Wild Flora lawn mix which provides a species rich lawn that can be mown at a short sward
	Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.I	0.3	0	0	
	Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
	Permeable paving	0.1	551	55.1	Frontage paving including replacing the existing tarmac surface will be permeable
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0	1308	0	Sealed surfaces includes some rear garden paths and new built elements
	Total contribution			1102.7	
	Total site			2736	
	Urban Greening Factor			0.40303363	



The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

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- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

LEGEND

- Tree and projected canopy
Fourteen trees to be planted in continuous tree pits; 10No to achieve a crown spread 8000mm diameter; 4No to achieve a crown spread of 3500mm diameter

Notes
Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



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Client Simply UK		
Project: Proposed Care Home, 60 Bed scheme, 18 Pield Heath Road, Uxbridge, UBB 3NF		
Drawing Title: UGF		
Scale: 1:200 @ A1	Date: December 2024	
Drawing Number: 1313-08	Revision Number:	

APPENDIX 3

Bat Boxes

Product: 1FF Bat Boxes

Dimensions: 430mm (h) x 270mm (w) x 140mm (d)

Pattern: NA

Colour/ Finish: black

Supplier: Schwegler (or equal & approved)



Bird Boxes

Product: 17a Swift box

Dimensions: 150mm (h) x 980mm (w) x 150mm (d)

Pattern: NA

Colour/ Finish: grey

Supplier: Schwegler (or equal & approved)



Bird Boxes

Product: 3S Starling box

Dimensions: 280mm (h) x 190mm (w) x 200mm (d)

Pattern: NA

Colour/ Finish: woodcrete

Supplier: Schwegler (or equal & approved)



Bird Boxes

Product: 1SP Sparrow box

Dimensions: 245mm (h) x 430mm (w) x 200mm (d)

Pattern: NA

Colour/ Finish: woodcrete

Supplier: Schwegler (or equal & approved)



Bug boxes

Product: Bug box

Dimensions: 270mm (h) x 145mm (w) x 85mm (d)

Pattern: NA

Colour/ Finish: brown

Supplier: Schwegler (or equal & approved)

