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5 December 2022 Our ref: 223398/ARB

Mr S Singh
Palama Developments Limited
Round Coppice Farm
Denmead Road
Iver Heath
Buckinghamshire
SL0 0PH

Dear Mr Singh

LAND TO THE REAR OF 12-26 DELAMERE ROAD, HAYES

Introduction

In accordance with your instructions, AA Environmental Limited (AAe) carried out an ecological survey of the above site on Tuesday 15 November 2022. The purpose of the survey was to determine the existence and location of any ecologically valuable areas and to record any evidence of protected species. This information will serve to assess the ecological impact of the proposals and identify any ecological constraints and/or proportionate mitigation measures that may be required. A series of photographs has been attached for reference.

The re-development proposals are for the construction of a number of residential units with associated hard and soft landscaping. It is anticipated that the majority of the existing boundary vegetation will be retained and protected as part of the scheme with an ecological buffer provided alongside the adjacent Yeading Brook.

Methodology

Baseline Data

Baseline ecological data was obtained from Greenspace Information for Greater London (GIGL) for the site and a 2 km study area. In addition, as certain baseline data is now readily available on the internet, the Multi-agency website (www.magic.defra.gov.uk) was consulted to determine whether any part of the site or nearby habitats have been statutorily or otherwise designated and a review of Google Earth's satellite imagery (http://www.google.co.uk/intl/en_uk/earth/index.html) was completed to determine past land uses of the site and surrounding land.

Walk-over Site Survey

During the walk-over survey, particular attention was paid to record the presence of badgers, bats, herpetofauna (amphibians and reptiles), otters and water voles that may be using the site or present in adjacent habitats, in accordance with the following survey methodologies[1]:

Badgers
Badgers (*Meles meles*) and their setts are protected by the *Protection of Badgers Act 1992,* under which it is an offence to harm badgers or their setts. A sett is defined as "*any structure or place which displays signs indicating current use by a badger*". Natural England has provided the following guidance on the interpretation of current use:

[1] Although access to the majority of the site was possible, due to the extent of scrap material that had been deposited over the years certain areas of the site were inaccessible.

A sett is defined as such (and thus protected) as long as signs indicative of 'current use' are present. Thus, a sett remains protected by the Act until such times as the signs (i.e. 'field signs') have deteriorated or decayed to such an extent that they indicate that the sett is no longer in 'current use'.

A thorough survey of the whole site and adjacent habitats, where access was available, was carried out. Particular attention was paid to dense areas of vegetation to check for any evidence of badger activity, which is usually detected by any one or more of the following signs:

- presence of holes with evidence of badger, such as footprints, discarded hair, etc.;
- presence of dung pits and latrines;
- presence of well-used runs with subsidiary evidence of badger activity; and
- presence of other indications of badger activity, such as signs of foraging and footprints.

Bats

Currently there are 17 species of bat known to breed in the UK. All species and their roosts are protected under Regulation 41 of *The Conservation of Habitats and Species Regulations 2010 (as amended)*. As a signatory to the *Bonn Convention (Agreement on the Conservation of Bats in Europe)* the UK is also required to protect their habitats. This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts. Under the law, a roost is any structure or place used for shelter or protection.

A visual survey of the site was completed to record any evidence of bats or features that could provide potential roosting opportunities. The survey was carried out following the guidelines provided by the Bat Conservation Trust[2] and by an experienced and licensed ecologist[3]. A thorough internal and external examination of the existing structures/containers on the site was carried out, with any potential access points inspected for evidence of bats.

In addition, a careful inspection of each tree on the site was carried out to identify those features that are important for roosting bats. Surveying trees presents particular problems at any time of the year as bats will use a wide variety of roost sites in cavities, splits, cracks, knotholes and under loose bark, many of which are not easily detected from the ground.

Each tree was assessed in accordance with the following criteria:

- **Negligible** – negligible habitat features likely to be used by roosting bats.
- **Low** – a tree of sufficient size and age to contain potential roosting features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential.
- **Moderate** – a tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
- **High** – a tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

The surrounding habitat was also surveyed to identify any important features such as mature trees with suitable features for roosting bats and any established lines of vegetation that might provide important flightlines.

Evidence of bats is usually detected by any one or more of the following signs:

[2] Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.
[3] Lead surveyor was Alan Beaumont, BSc. (Hons), MSc. MCIEEM.

- the presence of bat droppings, which tend to accumulate under established roost sites or at roost entrances;
- the accumulation of large numbers of moth wings, which have been discarded by feeding bats;
- areas of staining by urine or from fur rubbing; and
- the presence of bats themselves or their corpses.

The visual survey was facilitated by the use of binoculars, ladders, powerful torches (1M candlepower) and a Ridgid Micro CA-350 Inspection Camera endoscope. A heterodyne bat detector (Pettersson D200) was also used to record any bat calls during the inspection.

Herpetofauna

Amphibians
All amphibian species have some level of protection under the *Wildlife and Countryside Act 1981 (as amended)*. Great crested newts (*Triturus cristatus*) are protected under the *Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The intentional or reckless killing, injury or taking, and intentional or reckless disturbance of great crested newts whilst occupying a 'place used for shelter or protection' is prohibited, as is the destruction of these places.

Reptiles
All reptile species are protected at some level under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The more common species of reptiles, which include slow-worm (*Anguis fragilis*), common or viviparous lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*) are protected by the *Wildlife and Countryside Act 1981 (as amended)* by part of *Section 9(1)* and all of *Section 9(5).* This means that they are protected against intentional or reckless killing and injuring (but not 'taking') and against sale and transporting for sale.

An assessment of the site was carried out to determine its suitability for herpetofauna by recording the habitats present. In addition, any natural/artificial refugia present on the site was lifted to check for any sheltering animals or evidence of animals, such as sloughs (shed skins).

Otters
Otters are protected under the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. Under this legislation it is an offence to intentionally kill, injure or take (capture) an otter; intentionally or recklessly damage, destroy or obstruct access to any structure or place which otters use for shelter or protection, or to disturb an animal while it is occupying a structure or place which it uses for that purpose.

The survey was undertaken with reference to Monitoring Otter (Life in UK Rivers), the Design Manual for Roads and Bridges: Volume 10, Section 4, Part 4 (Highways Agency, 2001) and The New Rivers and Wildlife Handbook (RSPB, NRA and RSNC, 1995). A detailed inspection of the banks of Yeading Brook to record any signs of otters, as well as assessing any areas that could provide lying up/resting places for otters, was carried out. Field signs for otters include:

- footprints and slides (where otters regularly enter water);
- spraints; and
- feeding remains.

Water Voles
Water voles (*Arvicola amphibious*) are fully protected under Section 9 of the *Wildlife and Countryside Act 1981 (England and Wales) (Amendment) Regulations 2004.* Under this legislation it is an offence to intentionally kill, injure or take (capture) a water vole; intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection, or to disturb an animal while it is occupying a structure or place which it uses for that purpose.

The survey for water voles was undertaken with reference to the Water Vole Conservation Handbook (Strachan, Moorhouse and Gelling 2011) and an assessment of the site and adjacent Yeading Brook was carried to determine suitability for water voles. A detailed search of the bankside was carried out searching for signs of water vole which include:

- latrines and individual droppings;
- feeding stations and other signs of feeding;
- burrows and nests;
- footprints and runs through vegetation; and
- water voles themselves.

Other Wildlife
In accordance with good practice, the site was checked for any evidence of other protected species or species of particular note.

Results

Baseline Data

A summary of the baseline data obtained from GIGL has been provided below and detailed in Table 1; please note, a copy of the report has not been included but can be requested by the Local Planning Authority[4].

There are no statutory or non-statutory ecological designated sites located on or directly adjacent to the site. The nearest statutory designated site is Yeading Meadows Local Nature Reserve (LNR), located approximately 1.67 km to the north-west of the site. The nearest non-statutory designated site is Yeading Brook, Minet Country Park and Hitherbroom Park Site of Importance for Nature Conservation (SINC), located adjacent to the western boundary of the site.

Although there are no records of protected species on the site itself, there are a number within the 2 km study area. Further details of designated sites and protected species are provided in Table 1.

According to the Multi-agency website, there are no Habitats of Principal Importance (HPI) located on, or adjacent to the site. The nearest HPI is a Deciduous Woodland, located 0.15 km to the north of the site. The site is also noted as being located adjacent to Yeading Brook, a statutory main river.

Google Earth Imagery shows that the site has remained largely unchanged since at least 1999, comprising a scrap yard.

Table 1: Summary of Baseline Data (GIGL)

Statutory Designated Sites		
Description	**Description**	**Description**
Yeading Meadows	LNR	1.67 km to the NW
Non-Statutory Designated Sites		
Description	**Description**	**Description**
Yeading Brook, Minet Country Park and Hitherbroom Park	SINC	Adjacent to the west
London's Canals	SINC	0.16 km to the SE
Willowtree Park	SINC	0.5 km to the NE
Cranleigh Park Rough	SINC	1.06 km to the NE
Lady Margaret Road	SINC	1.18 km to the NE
Avenue Road Hedge	SINC	1.3 km to the SE
Yeading Brook Meadows	SINC	1.38 km to the NW
Southall railsides	SINC	1.51 km to the SE

[4] GIGL data is issued under licence and therefore can only be accessed by those named in the initial Data Search Request.

Hayes By-pass Roughs	SINC	1.65 km to the N
Southall Park Nature Conservation Area	SINC	1.65 km to the SE
Hortus Cemetery	SINC	1.68 km to the SE
Havelock Cemetery	SINC	1.71 km to the SE
Brent River Park North: Brent Valley Golf Club to Uxbridge Road	SINC	1.88 km to the E
St Mary's, Wood End	SINC	1.9 km to the WNW
Protected/notable Species		
Description	**Protection/designation**	**Distance/Direction**
House Sparrow (*Passer domesticus*)	Priority Species	0.29 km to the SE
Skylark (*Alauda arvensis*)	Priority Species	0.35 km to the W
Reed Bunting (*Emberiza schoeniclus*)	Priority Species	0.35 km to the W
Linnet (*Linaria cannabina*)	Priority Species	0.35 km to the W
Starling (*Sturnus vulgaris*)	Priority Species	0.35 km to the W
Song Thrush (*Turdus philomelos*)	Priority Species	0.35 km to the W
Knot Grass (*Acronicta rumicis*)	Priority Species	0.45 km to the W
Shaded Broad-Bar (*Scotopteryx chenopodiata*)	Priority Species	0.45 km to the W
Stag Beetle (*Lucanus cervus*)	European Protected Species, Protected Species (against sale) & Priority Species	0.46 km to the E
Kingfisher (*Alcedo atthis*)	Protected Species	0.55 km to the N
Pipistrelle Bat Species (*Pipistrellus*)	European Protected Species & Protected Species	0.55 km to the S
Brown Hairstreak (*Thecla betulae*)	Protected Species & Priority Species	0.6 km to the N
Small Heath (*Coenonympha pamphilus*)	Priority Species	0.6 km to the SW
Wall (*Lasiommata megera*)	Priority Species	0.73 km to the W
Common Toad (*Bufo Bufo*)	Protected Species (against sale) & Priority Species	0.74 km to the SW
Common Frog (*Rana temporaria*)	Protected Species (against sale)	0.74 km to the SW
Cuckoo (*Cuculus canorus*)	Priority Species	0.74 km to the SW
Merlin (*Falco columbarius*)	Protected Species	0.74 km to the SW
Herring Gull (*Larus argentatus*)	Priority Species	0.74 km to the SW
Grasshopper Warbler (*Locustella naevia*)	Priority Species	0.74 km to the SW
Yellow Wagtail (*Motacilla flava*)	Priority Species	0.74 km to the SW
Dunnock (*Prunella modularis*)	Priority Species	0.74 km to the SW
Redwing (*Turdus iliacus*)	Protected Species	0.74 km to the SW
Fieldfare (*Turdus pilaris*)	Protected Species	0.74 km to the SW
Lapwing (*Vanellus vanellus*)	Priority Species	0.74 km to the SW
Sallow Guest Weevil (*Melanapion minimum*)	Priority Species	0.74 km to the SW
Cinnibar (*Tyria jacobaeae*)	Priority Species	0.79 km to the S
Red Kite (*Milvus milvus*)	Protected Species	0.83 km to the SE
Hoopoe (*Upupa epops*)	Protected Species	0.83 km to the SE
Lesser Redpoll (*Carduelis cabaret*)	Priority Species	0.92 km to the SW
Tree Pipit (*Anthus trivialis*)	Priority Species	0.92 km to the SW
Bittern (*Botaurus stellaris*)	Protected Species & Priority Species	0.92 km to the SW
Firecrest (*Regulus ignicapilla*)	Protected Species	0.92 km to the SW
Ring Ouzel (*Turdus torquatus*)	Priority Species	0.92 km to the SW
White-letter Hairstreak (*Satyrium w-album*)	Protected Species & Priority Specie	0.93 km to the SW
Daubenton's (*Myotis daubentonii*)	European Protected Species & Protected Species	0.96 km to the S
Common Pipistrelle (*Pipistrellus pipistrellus*)	European Protected Species & Protected Species	0.96 km to the S
Soprano Pipistrelle (*Pipistrellus pygmaeus*)	European Protected Species, Protected Species & Priority Species	0.96 km to the S
West European Hedgehog (*Erinaceus europaeus*)	Priority Species	1 km to the N
Cornflower (*Centaurea cyanus*)	Priority Species	1.01 km to the SW
Bat (*Vespertilionidae*)	Protected Species	1.08 km to the S
Grey Dagger (*cronicta psi*)	Priority Species	1.13 km to the SW
Small Square-Spot (*Diarsia rubi*)	Priority Species	1.13 km to the SW

White Ermine (*Spilosoma lubricipeda*)	Priority Species	1.13 km to the SW
Grass Snake (*Natrix helvetica*)	Protected Species & Priority Species	1.14 km to the SW
Dusky Brocade (*Apamea remissa*)	Priority Species	1.15 km to the SW
Ghost Moth (*Hepialus humuli*)	Priority Species	1.15 km to the SW
Oak Hook-Tip (*Watsonalla binaria*)	Priority Species	1.15 km to the SW
Mouse Moth (*Amphipyra tragopoginis*)	Priority Species	1.3 km to the SE
Garden Dart (*Euxoa nigricans*)	Priority Species	1.3 km to the SE
Rustic (*Hoplodrina blanda*)	Priority Species	1.3 km to the SE
Powdered Quaker (*Orthosia gracilis*)	Priority Species	1.3 km to the SE
Minor Shoulder-Knot (Brachylomia viminalis)	Priority Species	1.32 km to the SE
Bluebell (*Hyacinthoides non-scripta*)	Protected Species	1.34 km to the SE
Spotted Flycatcher (*Muscicapa striata*)	Priority Species	1.85 km to the NW
Slow-worm (*Anguis fragilis*)	Protected Species & Priority Species	1.89 km to the NW
Beaded Chestnut (*Agrochola lychnidis*)	Priority Species	2.06 km to the NW
Large Nutmeg (*Apamea anceps*)	Priority Species	2.06 km to the NW
Centre-barred Sallow (*Atethmia centrago*)	Priority Species	2.06 km to the NW
Mottled Rustic (*Caradrina Morpheus*)	Priority Species	2.06 km to the NW
Rosy Rustic (*Hydraecia micacea*)	Priority Species	2.06 km to the NW
Dot Moth (*Melanchra persicariae*)	Priority Species	2.06 km to the NW
Mullein Wave (*Scopula marginepunctata*)	Priority Species	2.06 km to the NW
Dark-Barred Twin-Spot Carpet (*Xanthorhoe ferrugata*)	Priority Species	2.06 km to the NW
Protected/notable Species (Coarse Resolution)		
Description	**Description**	**Description**
Green Sandpiper (*Tringa ochropus*)	Protected Species	1km
Noctule (*Nyctalus noctula*)	European Protected Species, Protected Species & Priority Species	1km
Brown Long-eared (*Plecotus auritus*)	European Protected Species, Protected Species & Priority Species	1km
Red Star-thistle (*Centaurea calcitrapa*)	Priority Species	1km
Pheasant's-eye (*Adonis annua*)	Priority Species	1km, 10km
True Fox-sedge (*Carex vulpina*)	Priority Species	1km, 10km
Caraway (*Carum carvi*)	Priority Species	1km, 10km
Stinking Goosefoot (*Chenopodium vulvaria*)	Protected Species & Priority Species	1km, 10km
Darnel (*Lolium temulentum*)	Priority Species	1km, 10km
Tubular Water-dropwort (*Oenanthe fistulosa*)	Priority Species	1km, 10km
Corn Buttercup (*Ranunculus arvensis*)	Priority Species	1km, 10km
Broad-fruited Cornsalad (*Valerianella rimosa*)	Priority Species	1km, 10km
Green-brindled Crescent (*Allophyes oxyacanthae*)	Priority Species	1km, 10km
Deep-brown Dart (*Aporophyla lutulenta*)	Priority Species	1km, 10km
Centre-barred Sallow (*Atethmia centrago*)	Priority Species	1km, 10km
Annual Knawel (*Scleranthus annuus*)	Priority Species	2km, 10km
Tower Mustard (*Arabis glabra*)	Priority Species	10km
Interrupted Brome (*Bromus interruptus*)	Priority Species	10km
Thorow-wax (*Bupleurum rotundifolium*)	Priority Species	10km
Divided Sedge (*Carex divisa*)	Priority Species	10km
Chamomile (*Chamaemelum nobile*)	Priority Species	10km
Basil Thyme (*Clinopodium acinos*)	Priority Species	10km
Starfruit (*Damasonium alisma*)	Protected Species & Priority Species	10km
Deptford Pink (*Dianthus armeria*)	Protected Species & Priority Species	10km
Field Eryngo (*Eryngium campestre*)	Protected Species & Priority Species	10km
Broad-leaved Cudweed (*Filago pyramidata*)	Protected Species & Priority Species	10km
Purple Ramping-fumitory (*Fumaria purpurea*)	Priority Species	10km
Red Hemp-nettle (*Galeopsis angustifolia*)	Priority Species	10km
Corn Cleavers (*Galium tricornutum*)	Priority Species	10km
Wild Candytuft (*Iberis amara*)	Priority Species	10km
Cut-grass (*Leersia oryzoides*)	Protected Species & Priority Species	10km
Grass-poly (*Lythrum hyssopifolia*)	Protected Species & Priority Species	10km

Field Cow-wheat (*Melampyrum arvense*)	Protected Species	10km
Bastard Balm (*Melittis melissophyllum*)	Priority Species	10km
Pennyroyal (*Mentha pulegium*)	Protected Species & Priority Species	10km
Fine-leaved Sandwort (*Minuartia hybrida*)	Priority Species	10km
Grape-hyacinth (*Muscari neglectum*)	Priority Species	10km
Sharp-leaved Pondweed (*Potamogeton acutifolius*)	Priority Species	10km
Grass-wrack Pondweed (*Potamogeton compressus*)	Priority Species	10km
Small Fleabane (*Pulicaria vulgaris*)	Protected Species & Priority Species	10km
Shepherd's-needle (*Scandix pecten-veneris*)	Priority Species	10km
Triangular Club-rush (*Schoenoplectus triqueter*)	Protected Species & Priority Species	10km
Small-flowered Catchfly (*Silene gallica*)	Priority Species	10km
Greater Water-parsnip (*Sium latifolium*)	Priority Species	10km
Marsh Stitchwort (*Stellaria palustris*)	Priority Species	10km
Perfoliate Penny-cress (*Thlaspi perfoliatum*)	Protected Species & Priority Species	10km
Spreading Hedge-parsley (*Torilis arvensis*)	Priority Species	10km
Forester (*Adscita statices*)	Priority Species	10km
Beaded Chestnut (*Agrochola lychnidis*)	Priority Species	10km
Ear Moth (*Amphipoea oculea*)	Priority Species	10km
Mouse Moth (*Amphipyra tragopoginis*)	Priority Species	10km
Garden Tiger (*Arctia caja*)	Priority Species	10km
Sprawler (*Asteroscopus sphinx*)	Priority Species	10km
Streak (*Chesias legatella*)	Priority Species	10km
Latticed Heath (*Chiasmia clathrata*)	Priority Species	10km
White-spotted Pinion (*Cosmia diffinis*)	Priority Species	10km
Goat Moth (*Cossus cossus*)	Priority Species	10km
Figure of Eight (*Diloba caeruleocephala*)	Priority Species	10km
Small Phoenix (*Ecliptopera silaceata*)	Priority Species	10km
September Thorn (*Ennomos erosaria*)	Priority Species	10km
Dusky Thorn (*Ennomos fuscantaria*)	Priority Species	10km
August Thorn (*Ennomos quercinaria*)	Priority Species	10km
Autumnal Rustic (*Eugnorisma glareosa*)	Priority Species	10km
Spinach (*Eulithis mellinata*)	Priority Species	10km
White-line Dart (*Euxoa tritici*)	Priority Species	10km
Double Dart (*Graphiphora augur*)	Priority Species	10km
Narrow-bordered Bee Hawk-moth (*Hemaris tityus*)	Priority Species	10km
Small Emerald (*Hemistola chrysoprasaria*)	Priority Species	10km
Brindled Beauty (*Lycia hirtaria*)	Priority Species	10km
V-moth (*Macaria wauaria*)	Priority Species	10km
Lackey (*Malacosoma neustria*)	Priority Species	10km
Pretty Chalk Carpet (*Melanthia procellata*)	Priority Species	10km
Common Fan-foot (*Pechipogo strigilata*)	Priority Species	10km
Dark Spinach (*Pelurga comitata*)	Priority Species	10km
Pale Shining Brown (*Polia bombycina*)	Priority Species	10km
Argent & Sable (*Rheumaptera hastata*)	Priority Species	10km
Large Wainscot (*Rhizedra lutosa*)	Priority Species	10km
Hedge Rustic (*Tholera cespitis*)	Priority Species	10km
Feathered Gothic (*Tholera decimalis*)	Priority Species	10km
Blood-vein (*Timandra comae*)	Priority Species	10km
Four-spotted (*Tyta luctuosa*)	Priority Species	10km
Neglected Rustic (*Xestia castanea*)	Priority Species	10km

NB: All distances are calculated from the centre of the site, National Grid Reference: TQ 117808.
LNR = Local Nature Reserve. SINC = Site of Importance for Nature Conservation.
European Protected Species = species listed under *The Habitats Directive* Annexes II and IV.
Protected Species = species listed under the *Wildlife and Countryside Act 1981 (as amended)* Schedules 1, 5 and 8.
Priority Species = species listed under the *Natural Environment and Rural Communities (NERC) Act 2006* Section 41.

Site Description (Photographs 1-4)

The site is located off Delamere Road in Hayes, centred at National Grid Reference: TQ 117808 and covers approximately 0.14 of a hectare. The site comprised a scrap yard and is bordered by residential properties and associated gardens to the north, east and south, and the Yeading Brook to the west.

The only structures on the site were old containers/trailers which were found to be in poor condition. The site was littered with scrap materials, with some restricted areas of vegetation present. Species recorded included butterfly-bush (*Buddleja davidii*), bramble (*Rubus fruticosus* agg.), common ivy (*Hedera helix*), cleavers (*Galium aparine*), hawthorn (*Crataegus monogyna*), cow parsley (*Anthriscus sylvestris*), hazel (*Corylus avellana*), hedge bindweed (*Calystegia sepium*), elder (*Sambucus nigra*) and common nettle (*Urtica dioica*). There were a few immature and semi-mature trees present including ash (*Fraxinus excelsior*) and willow (*Salix sp.*).

The nearside bank of the adjacent Yeading Brook at this location was fully engineered with a concrete retaining wall and cap with no vegetation recorded. The opposite bank was heavily vegetated with dense bramble scrub, with elder, hawthorn, willow and ash also recorded. There was no aquatic, emergent or marginal vegetation present.

Badgers

No evidence of badgers or their setts were recorded on or adjacent to the site. However, a few mammal runs were recorded confirmed to be used by fox (*Vulpes vulpes*)[5]. In addition, no records of badgers were returned by GIGL within 2 km of the site.

Bats

The containers/trailers were inspected and found to be in poor condition with no opportunities for roosting bats. The majority of the trees recorded on the site due to their age were assessed to provide **negligible** roosting potential for bats, with the ivy clad ash trees assessed to provide **low** roosting value.

Although the site itself and the surrounding area being well-lit and heavily built-up only provides very limited foraging opportunities, the adjacent Yeading Brook along the western boundary does provide a corridor that is likely to be used by common species for foraging.

Herpetofauna

There were no ponds on the site and therefore, no breeding opportunities for any species of amphibians. The site, being a scrap yard, does not provide suitable terrestrial habitat for any species of herpetofauna. In addition, despite a search of the site, no species of herpetofauna was seen or recorded sheltering under any refugia lifted. In addition, there were no records for great crested newts returned by GIGL within the 2 km search area. The nearest record returned by GIGL for reptiles was for grass snake at some distance from the site (over 1 km away).

Otters

No evidence of otters was recorded on the site. The lack of established vegetation and the engineered retaining wall provided unsuitable habitat for otters. In addition, no records of otters were returned by GIGL within 2 km of the site.

[5] Fox hair found.

Water Voles

No evidence of water voles was recorded during the surveys. The lack of established vegetation and the engineered retaining wall provided unsuitable habitat for water voles. In addition, no records of water voles were returned by GIGL within 2 km of the site.

Other Wildlife

Apart from fox already mentioned and a few common species of birds, either recorded on the site or flying overhead, no other species of any note were recorded.

Conclusions and Recommendations

The re-development proposals are for the construction of a number of residential units with associated hard and soft landscaping. It is anticipated that the majority of the existing boundary vegetation will be retained and protected as part of the scheme with an ecological buffer provided alongside the adjacent Yeading Brook. There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall low ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.

Although no evidence of protected species was recorded, access to all areas of the site was not possible due to the current conditions of the site. Therefore, in accordance with the precautionary approach initial site clearance should be completed under an Ecological Watching Brief by a suitably experienced and qualified Ecological Clerks of Work (ECoW). In the unlikely event that any protected species are encountered then works will stop and the Councils Ecologist contacted so that appropriate way forward can be discussed and agreed. This assessment would also check for any nesting birds to avoid contravention of the *Wildlife and Countryside Act 1981 (as amended)*.

In addition to the above, a series of generic mitigation measures, as detailed below, should be implemented to reduce any impact the development proposals may have on local wildlife. There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2021[6].

Works in close proximity to the Yeading Brook will be carried out carefully to avoid any potential pollution, with standard controls applied as detailed within the Pollution Prevention Guidelines produced by the Environment Agency. It is anticipated that a detailed Method Statement will be prepared in support of any necessary consent application to the Environment Agency, if required.

In order to protect any established vegetation to be retained, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. The retention and protection of the established boundary vegetation will help to maintain existing commuting/foraging routes currently utilised by local wildlife.

As part of the proposals, soft landscaping will be carried out. Where any new planting is proposed it should aim to use native species, but where this is not practicable then species of known value for wildlife can be used. In particular, flowering plants will be of benefit to invertebrate species and shrubs and trees may provide nesting opportunities for birds once they become established. In addition, an ecological buffer zone alongside the adjacent waterbody could be sensitively designed with existing vegetation supplemented with native species.

[6] Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework*. London.

Any new boundary treatment should be designed to promote permeability of the site to minimize fragmentation and allow free movement of wildlife throughout the site, for example by strengthening/enhancing the existing boundary vegetation, planting up a series of new hedgerows and/or installing post and rail fences. These measures will strengthen habitat connectivity and provide additional foraging habitat, cover and nesting opportunities. If close-board fences are required for security reasons, these should be minimised and raised slightly off the ground (c. 150-200 mm) to allow animals to pass underneath.

The site could be further enhanced by providing roosting, nesting and sheltering opportunities for a range of species and the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's recently published Biodiversity Net Gain Good Practice Guidance, and listed below:

- Nest boxes
- Bug hotels
- Hedgehog houses
- Bat boxes
- Log piles
- Pollinator nest sites
- Planting wildflowers
- Green/biodiverse roofs

The effects of lighting on plants and animals are difficult to assess, but it is thought that lighting can adversely affect invertebrates, birds and bats. Although the site is located in a residential area of London and currently experiences high levels of light spillage, in accordance with good practice any new lighting should be designed to minimise light spillage and pollution and not directed onto any wildlife boxes installed or onto the adjacent Yeading Brook, which should remain dark.

Overall, the findings of this survey would indicate that there are no over-riding ecological constraints to the development proposals that would preclude planning permission being granted subject to an appropriately worded condition. A range of standard controls are available and deliverable to ensure that there would be no adverse impact on local wildlife that are using the site, with a series of controls to be implemented to avoid contravention of current legislation. In addition, a range of enhancement measures will be included as part of the scheme, and if implemented effectively, would increase the nature conservation value of the site in the long term in accordance with Government guidance.

I trust this is of interest to you and provides the Local Planning Authority with enough information to determine the application but let me know if further clarification is required.

Yours sincerely

Alan Beaumont
BSc (Hons) MSc MCIEEM
Class Licence CL08 & CL18

Encl. Photograph Record Sheet (Drg. No. 223398/01)

cc Mr T Rumble, Woolf Bond Planning

Photograph 1: Showing the site entrance and northern boundary.

Photograph 2: Showing the scrap yard and some of the boundary vegetation.

Photograph 3: Showing the scrap materials and one of the trailers recorded on the site.

Photograph 4: Showing the concrete retaining wall alongside the Yeading Brook.

Rev.	Details	Drawn / Chkd.	Date

PROJECT

Land To The Rear of 12-26
Delamere Road
Hayes

TITLE

Photograph Record Sheet

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Scale	Date	Drg No.	Rev.
NTS	05.12.22	223398/01	
	Drawn: NAB / Chkd.: ARB		