



Landscape and Ecological Management Plan

14 Stanley Road

Condition 14 (77993/APP/2023/3341)

Contents

1.0 INTRODUCTION	3
2.0 PLANTING SCHEME.....	4
3.0 WILDLIFE ENHANCEMENTS.....	6

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 Nikesh Shah to produce a Landscape and Ecological Management Plan (LEMP) for land at 14 Stanley Road, Hillingdon, Northwood, HA6 1RG, to discharge condition 14 of the planning permission.

Condition 14 – RES19 Ecology

“No development shall take place until the following details of have been submitted to and approved by the Local Planning Authority:

- *A Dusk Emergence & Dawn Re-entry Bat Survey including details of any ecological mitigation and habitat enhancements and a site plan showing their location;*
- *In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead.*
- *A Construction Ecological Management Plan (CEMP); and*
- *A Landscape and Ecology Management Plan (LEMP).*

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Ecological Appraisal Report (v1.0, 06/09/2023, ROAVR), Drawing Number 23 which includes undertaking a A Schwegler 1FF Bat Box, and the Dusk Emergence & Dawn Re-entry Bat Surveys, the CEMP and the LEMP.

The development shall be carried out in accordance with the Natural England licence and all mitigation measures and habitat enhancements shall be fully installed before occupation and retained in full accordance with the approved details.

2.0 PLANTING SCHEME

Lawn

2.1 During the initial establishment, the grassland will be mown when it reaches 75mm in height and cut to 40mm in height in the first year. The arisings (cuttings) from this first mow will be removed off-site to encourage grassland establishment. Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.

2.2 All operations will be carried out using machinery appropriate to the task. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.

Table 2: Lawn Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11+
First cut of grassed area do be done when the grass is reasonable dry and has reached an initial growth of 75mm. All arisings to be removed from hard surfaces and all works in a clean and tidy condition. Generally maximum height of growth at any time should be 50mm. All litter and debris should be removed prior to mowing. Cut as and when necessary to a height of 25mm or 50mm, depending on area, with all arisings removed. Trim all edges. Weed control: grass will be kept substantially free of broad-leaved weeds using a suitable selective herbicide to manufacturer's instructions.	To achieve sward establishment to 95% minimum cover	✓		
Yr 2 onwards: cut to maintain grass height of 25mm or 50mm, depending on area, and remove arisings.	To maintain healthy growing grassed areas with 90% minimum grass cover	✓	✓	✓
Inspect and, if required, cultivate and overseed areas of worn grass. Fertiliser for grassed areas will be applied in March (spring) and September (autumn) to manufacturer's instructions.		✓	✓	✓

Inspect in late autumn and assess need for winter maintenance; principally scarification and/or aeration.		✓	✓	✓
The grassland should not be cut in May (No Mow May)	To help wildlife.	✓	✓	✓

Ornamental/shrub planting

2.3 The objectives for new native planting mixtures will include the following;

- New areas of native planting to create new pockets of habitat of value;
- To help compensate for the loss of habitats on site;
- To provide new opportunities for nectar and fruiting resources;
- To provide new opportunities for nesting and foraging areas for birds and any potential commuting and foraging bats.

2.4 In years 1-5, the primary aim is to ensure the successful establishment of plants. From year 5 onwards, the aim will be to create visually diverse, mature, and natural-looking areas.

Table 1: Ornamental/Shrub Planting Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11+
Water planting as required to ensure satisfactory establishment, and for a period of not less than two years after planting. Frequency: as required to maintain healthy plant growth.	To ensure sustained shrub growth To conserve the 'layered effect' of vegetation in the local landscape	✓	✓	✓
Planting should be inspected every 3 months to ensure that plants are healthy, not diseased, damaged, or dead. Formative pruning as required. Dead or unhealthy shrubs should be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect. <ul style="list-style-type: none"> • Frequency of inspections: 3 monthly • Frequency of remedial work: immediately as required. • Frequency of seasonal remedial pruning works: Pruning at the end of plant flowering seasons (spring to autumn) as required 		✓	✓	✓
Once established any guards and stakes should be removed and taken off-site and disposed of responsibly. Tree guards will be biodegradable.		✓	✓	✓
Any species which die, become diseased or seriously defective within the first 5 years should		✓	✓	✓

be replaced like for like in the first available planting season. Tree replacement should be undertaken as required in early spring or late autumn.				
Yearly pruning should be conducted between January and March based on findings of inspections. Formative pruning as required. Emergency pruning should be conducted immediately when a critical fault is noticed.	✓	✓	✓	
Litter and other debris should be removed from planting beds. Mulch should be topped up to depths and levels set out in the planting works implementation specification. <ul style="list-style-type: none"> Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months; Frequency of debris removal: bimonthly Frequency of mulch replenishing: every 6 months 	✓	✓	✓	

Existing trees

Table 3: Existing Trees Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11+
Full tree condition survey to be undertaken every five years.		✓	✓	✓
Annual safety inspections and surveys.		✓	✓	✓
Arboricultural work as recommended by surveys, with consideration given to bats and birds. Remove ivy from trees where tree health is impaired. Ivy will otherwise be retained on trees for the benefit of invertebrates, bats and birds.	To sustain a healthy and safe tree population	✓	✓	✓
Trim as required (works subject to restrictions within bird nesting season).		✓	✓	✓
Replace ill / dying specimens where required.	To maintain habitats	✓	✓	✓

3.0 Wildlife Enhancements.

3.1 A Schwegler 1FF bat box will be hung onto the building to create roosting opportunities. These provide good opportunities for crevice-dwelling species such as pipistrelles. They are designed so that they require little to no maintenance. The bat box will not be illuminated by artificial lighting.

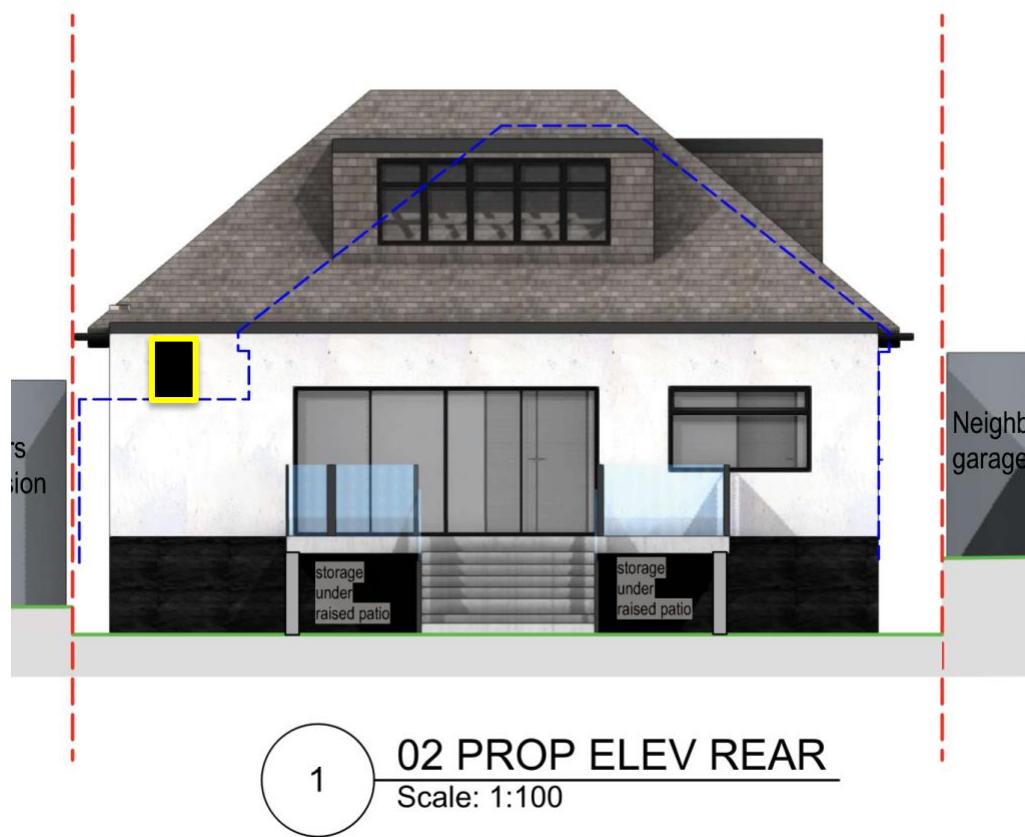


Figure 1: Schwegler 1FF and location of bat box.

3.2 All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting behaviour as well as their foraging behaviour. The proposed lighting will be designed to minimise impacts on foraging and commuting bats. To further reduce the impact from lighting, lights will support Motion sensors and individual photocells so that only fittings come on that capture movement and this way each luminaire can come on accordingly where required.

3.3 A hedgehog home will be positioned within the site (Figure 2). These will provide areas of shelter for hedgehogs within the site, helping support the local population.



Figure 2: Example of a hedgehog house that can be utilised on-site.

3.4 The proposed garden fencing will include a hedgehog highway to provide hedgehogs with the ability to utilise the habitats within the gardens. All adjoining fences will include a hole (13cm x 13cm). Small signs can be painted or erected above the hole to ensure these are not blocked. One of the gardens will also include a hedgehog box.



Figure 3: Hedgehog-friendly fencing and highway signage (hedgehogstreet.org).

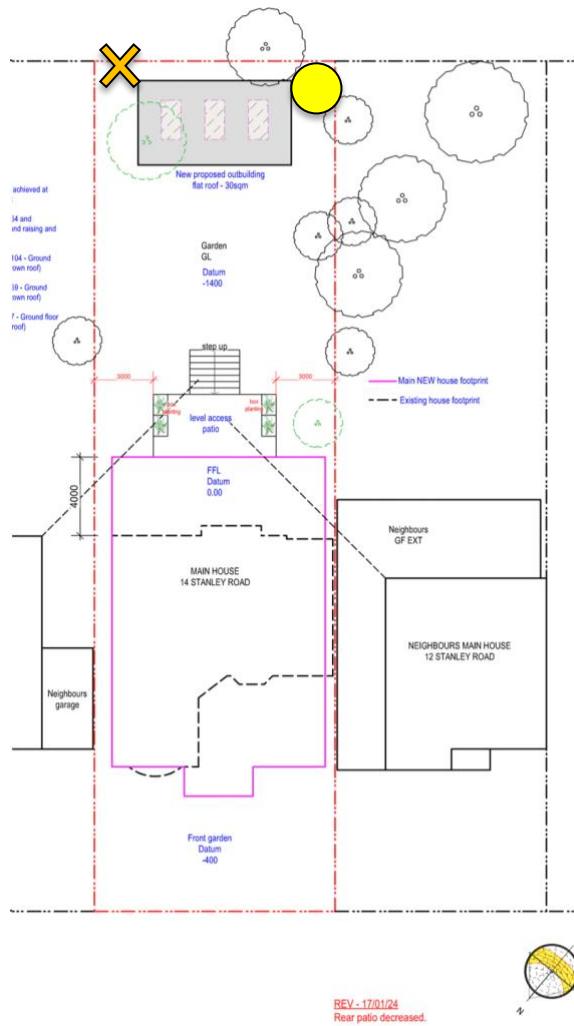


Figure 4: Location of hedgehog highway (orange cross) and hedgehog house (yellow circle).

Management and Monitoring

3.5 The bat box does not require cleaning. The hedgehog hole will be checked yearly to ensure it has not been blocked or covered. The hedgehog box will be cleaned out once a year between late March and early April. The box should not be cleaned if a hedgehog is present in the box or regularly utilising the box.

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