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Preliminary Ecological Appraisal

Survey site:

27-29 Wiltshire Lane, Eastcote, Pinner, Middlesex, HA5 2LY

Client:

London Borough of Hillingdon

Survey date:

7th February 2025

Project:

Proposed demolition of the existing block of 3 garages, conversion of the existing locally listed flatted house into 2 houses with single storey rear extension, new dropped kerb and all associated parking provision and external works.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Consultant Ecologist Leah Cook (Accredited Agent on Natural England Bat Licence Number: provided on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/02/2025	4	89	100	14	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under optimal weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice. The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.**
Habitats and Plants	
Summary of Survey Findings **(***UKHab codes used)*	*Site Context* The site is located at National Grid Reference TQ 10131 89347 and has an area of approximately 0.1ha. The site is characterised by a large residential apartment building with an additional auxiliary building and associated ground. The site also contains amenity grassland with ornamental shrubs and several mature trees bordered by hedgerow row boundaries. The site is located within a suburban context, ~20km northwest of London city centre. As a result, the site has residential dwellings to the immediate north, south and west and a school to the east. Beyond its immediate surrounding there are several habitats of elevated ecological value including good quality woodland, grassland and standing bodies of water. A location plan is provided in appendix 2. *Priority Habitats* There are no priority habitats within or immediately adjacent to the site. The nearest priority habitats are Woodpasture and Parkland which is located ~250m to the southwest, Good Quality Semi-Improved Grassland which is located ~260m southwest, Deciduous Woodland which is located ~270m southwest, and Traditional Orchard which is located ~280m northwest. *Limitations*

The site visit was completed outside of optimal season for flowering plants. This is not considered to be a significant limitation due to the low ecological value and frequent management of the habitats onsite.

UK Habs Codes

- Buildings (u1b5)
- Developed land; sealed surface (u1b)
- Modified grassland (g4) – Scattered trees (32), Introduced shrub (847)
- Non-native and ornamental hedgerow (h2b)

Buildings (u1b5)

There are two buildings present on the site consisting of the apartment building and the garage which are described in greater detail below in relation to bats.

Developed land; sealed surface (u1b)

There is a driveway to the north of the site as well as hard standing pathways providing access around the site.

Figure 1 - View of hard standing driveway to the garage.

Modified grassland (g4) – Scattered trees (32), Introduced shrub (847)

	There is grassland around all sides of the building which is managed to a short sward height. Species include rye grass, ribwort plantain, creeping buttercup, daisy, dandelion, and creeping buttercup. Bare ground accounts for less than 10% of the grassland. There is no presence of scrub or bracken and no presence of schedule 9 invasive species. To the eastern corner of the site there are several laurel bushes. Around the site there are several tree stums which according to satellite and google street images, were felled prior to 2018. A single large sized tree is located to in the northern corner and will be retained during the proposed development.  *Figure 2 - View of amenity grassland around the site.*

Figure 3 - View of amenity grassland around the site.

Figure 4 - View of stumps within the garden.

Figure 5 - View of the introduced shrubs within the garden.

<u>Non-native and ornamental hedgerow (h2b)</u>

Around the northwest and northeast borders of the site there are ornamental hedgerows which are heavily managed and consist of species including leylandii, laurel and beech.

	Figure 6 - View of the ornamental hedgerow.
Foreseen Impacts	The proposed development may result in a reduction in biodiversity on the site due to the removal of amenity grassland without appropriate mitigation. Due to the small scale of the proposed development and presence of surrounding physical barriers, it is not considered likely that there will be any impacts on surrounding priority habitats.
Recommendations	*Mitigation* A biodiversity net gain assessment will be completed on the site which will ensure that the development will result in a 10% net gain in biodiversity.
Locality and Designated Sites	
Summary of Survey Findings	*Statutory Designated Sites* The following Statutory Design ated sites are present within 2km of the site: • Ruislip Woods (SSSI)(NNR) (TQ09838924) ~0.26km west – "*The Ruislip Woods form an extensive example of ancient semi-natural woodland, including some of the largest unbroken blocks that remain in Greater London. A diverse range of oak and hornbeam woodland types occur, with large areas managed on a traditional coppice-with-standards system. The site is also unusual in Greater London for the juxtaposition of extensive woodland with other semi-natural habitats, mostly notably acidic grass-heath mosaic and areas of wetland. These habitats and especially the woodland contain a number of plant and insect species that are rare* or scarce* in a national or local context."* – Natural England • Ruislip (LNR) (TQ10378817) ~1.08km south – "*Ruislip Local Nature Reserve supports a species-rich association of willow carr, tall fen and swamp communities. Additional diversity is provided by the juxtaposition of the woodland with areas of acidic grassland, neutral grassland and open heath."* – Natural England *Non-Statutory Designated Sites* The presence of non-statutory designated sites cannot be determined without the results of a biological records centre search.
Foreseen Impacts	Due to the small scale of the proposed development and presence of physical barriers, it is considered that there will be no significant impacts on surrounding statutory designated sites as a result of the construction phase of the development. The construction phase of the development may result in pollution through dust particles, noise pollution and light pollution in the absence of appropriate mitigation. The proposed development will not result in a net increase in residential dwellings and therefore there are no anticipated operational impacts as a result of the proposed development.

Recommendations	*Mitigation* Best practice measures to minimise the possibility of pollution must be implemented during construction.
Bats	
Summary of Survey Findings	*Limitations* An internal inspection of the buildings onsite was not possible due to access to internal loft spaces being within the private residential apartments. This may have resulted in bats or evidence of bats being missed during the site visit. This is not considered to be a significant limitation due to the identification of external roosting features and the recommendation for further bat surveys. *Local Records* The following European Protected Species Licenses (EPSLs) are present within 2km of the site: • 2014-2993-EPS-MIT (TQ10708869) for brown long eared, common pipistrelle and soprano pipistrelle covering the destruction of a resting place. Located 850m southeast. • 2019-42658-EPS-MIT (TQ08499049) for brown long eared and common pipistrelle covering the destruction of a breeding place. Located 1.95km northwest. *Bat Foraging and Commuting Value* The site contains a large mature tree which provides suitable habitat for foraging and commuting bats. The grassland and ornamental shrubs provide limited value for foraging and commuting bats. All other habitats onsite provide negligible value for foraging and commuting bats. Immediate surrounding habitats include amenity grassland, trees and residential gardens which provide some foraging and commuting habitat for bats. The wider environment also provides good quality woodland and grassland habitats which are of optimal value for foraging and commuting bats. *Bat Roosting Value (B1)* B1 comprises the 2-story brick built and painted apartment building. The building has a clay tiled roof and dormer windows on the northeast and southwest elevations. There is a single-story porch on the northeast elevation and there are a total of 4 apartments within the building. Potential roosting features include gaps under the tiles on all elevations of the buildings which provide roosting value for crevice roosting species and may provide access into internal loft spaces for void roosting species. Additionally gaps under lead flashing around the dormer windows provides roosting value for crevice roosting bats as well as providing potential access to internal voids which may have value for void roosting bats. There is a single gap in the soffit on the southeastern elevation of the building. There is also value for crevice roosting bats beneath flashing on

	the single-story porch on the northeastern elevation of the building. The brickwork is in good condition with no visible gaps that may be suitable for roosting bats. Due to the several potential roosting features present on the external elevations of the building and the presence of some but not optimal foraging value for bats within the immediate surroundings, the building is considered to have ***moderate value*** for roosting bats.  *Figure 7 - View of the northeastern elevation of B1.*

Figure 8 - View of the northeastern elevation of B1.

Figure 9 - View of porch on northeastern elevation of B1.

Figure 10 - View of gaps beneath tiles and flashing on the porch.

Figure 11 - View of the northeastern and northwestern elevations of B1.

Figure 12 - View of dormer window on the southwestern elevation of B1.

Figure 13 - View of southwestern and northwestern elevation of B1.

Figure 14 - View of dormer windows on southwestern elevation of B1.

Figure 15 - View of southwestern elevation of B1.

Figure 16 - View of southwestern elevation of B1.

Figure 17 - View of southwestern and southeastern elevations of B1.

Bat Roosting Value (B2)

	B2 is a single-story garage building which is in poor condition. The front of the garage has been boarded up and the flat roof is corrugated metal. The walls are brick and there are wooden barge boards along the northwest and southeastern elevations of the building. There is potential access into the building beneath the roof which may provide internal roosting value for void or crevice roosting bats. There is damage to the barge board on the northwest of the building providing a small gap which is suitable for crevice roosting bats. Due to the low number of suboptimal roosting features in the building and suboptimal surrounding foraging and commuting habitat, the building is considered to have ***low value*** for roosting bats.  *Figure 18 - View of northeastern elevation of B2.*

Figure 19 - View of boards on northeastern elevation of B2.

Figure 20 - View of the southwestern elevation of B2.

Figure 21 - View of northwestern elevation of B2.

Figure 22 - View of gap in barge board on B2.

Figure 23 - View of gap in barge board on B2.

<u>Bat Roosting Value (Trees)</u>

There is a large sized tree in the northern corner of the site with several potential roosting features which may be suitable for bats. Roosting features included several holes where branched has broken from the tree. The extent of the value for bats is unknown without further investigations. Currently without being able to eliminate value, features are considered to be ***PRF-M***.

	 *Figure 24 - View of PRFs on the tree.*
Foreseen Impacts	<u>*Foraging and Commuting Bats*</u> Any increase in lighting during the construction or operational phase of the development may result in the disturbance of foraging and commuting bats.

	Bat Roosting Value (B1) The demolition of the building may result in the disturbance, harm or death of roosting bats if present at the time of construction and may result in the destruction of a bat roost. *Bat Roosting Value (B2)* The demolition of the building may result in the disturbance, harm or death of roosting bats if present at the time of construction and may result in the destruction of a bat roost. *Bat Roosting Value (Trees)* The tree will be retained as part of the proposed development and therefore there are no anticipated impacts on roosting bats in trees as a result of the proposed development.
Recommendations	*Foraging and Commuting Bats* A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to trees should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available. *Bat Roosting Value (B1)* **Two bat emergence and re-entry surveys are required** during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an

	aid. Surveys should be a minimum of three weeks apart. **Four surveyors** are required to provide full coverage of the building. If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. *Bat Roosting Value (B2)* **One bat emergence or re-entry survey is required** during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Infra-red cameras should be used as an aid. **Two surveyors** are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of three weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. *Bat Roosting Value (Trees)* No further recommendations are required for roosting bats in trees. If any management works will be completed on the tree, these should be supervised by a suitably trained ecologist to ensure no impacts to roosting features. *Enhancements* Enhancements will be decided following the results of phase 2 surveys.
Birds	
Summary of Survey Findings	*Local Records* Records cannot be determined without the purchase of biological records data. *Site Value* No evidence of nesting birds was recorded during the survey. The buildings have value for common species of nesting birds such as house sparrows. There is also value for common species of nesting birds such as blackbirds within the trees and shrubs located around the garden.
Foreseen Impacts	The proposed development is considered to be inconsequential to nesting bird populations within the context of the wider environment but the removal of vegetation and impacts to the buildings could result in the disturbance, harm or even death of nesting birds if present at the time of works.

Recommendations	*Mitigation* Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. *Enhancements* The addition of 1 x 1B Schwegler Nest Box would provide additional nesting habitat for common garden bird species and should be erected onto the external wall of the main house or onto a mature tree onsite. The addition of 1 x WoodStone External House Sparrow Nest Box within the eaves of the house would also provide additional nesting opportunities. All bird boxes should be installed in line with manufacturers recommendations.
Reptiles	
Summary of Survey Findings	*Local Records* There are no EPSLs for reptiles within 2km of the site. *Site Value* The grassland onsite has limited value for reptiles due to the low sward height and frequent management, but reptiles may still use this area for commuting.
Foreseen Impacts	Suboptimal grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
Recommendations	*Mitigation* Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Great Crested Newts (GCN) & Other Amphibians	

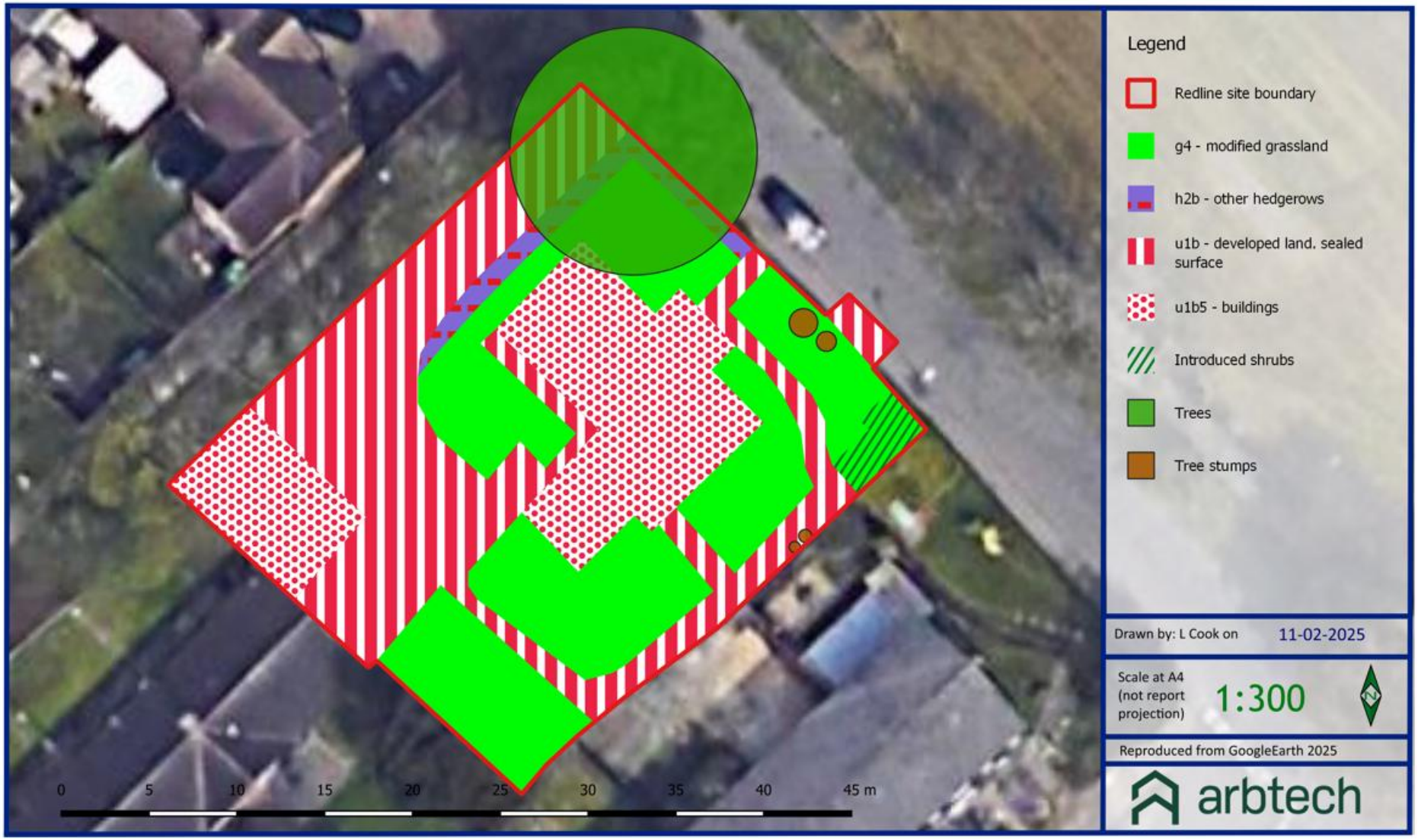
Summary of Survey Findings	*Local Records* The following European Protected Species Licenses (EPSLs) are present within 2km of the site: • EPSM2012-4868 (TQ08688939) for the destruction of a resting place. Located 1.45km west. • EPSM2009-534 (TQ10308779) for the destruction of a resting place. Located 1.55km south. *Pond Locations* There are no ponds located within the site and there is a single pond located 300m to the southwest of the site. This pond is segregated from the site by several barriers to dispersal including roads and residential properties. *Site Value* The grassland onsite has limited value for amphibians due to the low sward height and frequent management, but common species of amphibians such as frogs and toads may still use this area for commuting.
Foreseen Impacts	Suboptimal grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local amphibian populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of common species of amphibians, if present.
Recommendations	*Mitigation* Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badgers & Other Mammals	
Summary of Survey Findings	*Limitations* A full 30m radius of the site could not be inspected for evidence of setts. This is not considered to be a significant limitation due to the largely urban nature of the surrounding area meaning that there is limited to negligible sett building value within a 30m radius of the site.

	Local Records Records cannot be determined without the purchase of biological records data. *Setts* No setts were recorded on or within accessible areas within 30m of the site boundary. *Foraging and Commuting* Badgers are known to commute across all habitats onsite. The grassland and shrubs also provide foraging opportunities for badgers and other mammals within the site. No evidence of badgers or other mammals in the form of droppings or mammal paths were recorded during the survey.
Foreseen Impacts	*Setts* There are not considered to be any impacts on badger setts as a result of the proposed development. *Foraging and Commuting* Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
Recommendations	*Mitigation* Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist. *Enhancements* The addition of hedgehog highways into any fences post development will ensure that connectivity across the site post development is maintained.
Hazel dormouse	

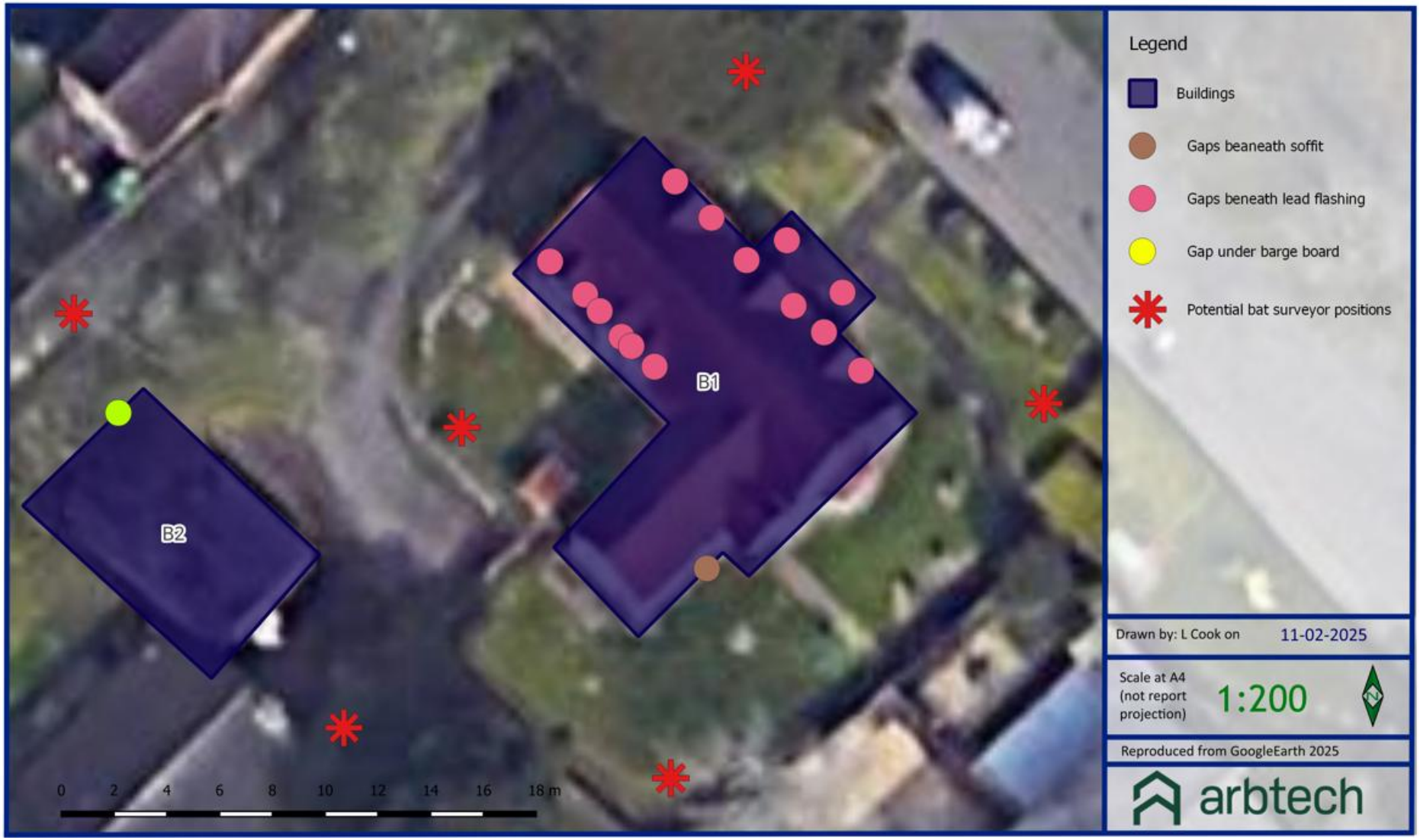
Summary of Survey Findings	*Local Records* There are no EPSLs for dormice within 2km of the site. *Site Value* There is no suitable habitat onsite for hazel dormice and therefore this species is considered to be absent from the site.
Foreseen Impacts	There are no anticipated impacts on this species as a result of the proposed development.
Recommendations	*Mitigation* No further mitigation is required for this species as a result of the proposed development.

Appendix 1: Site Location

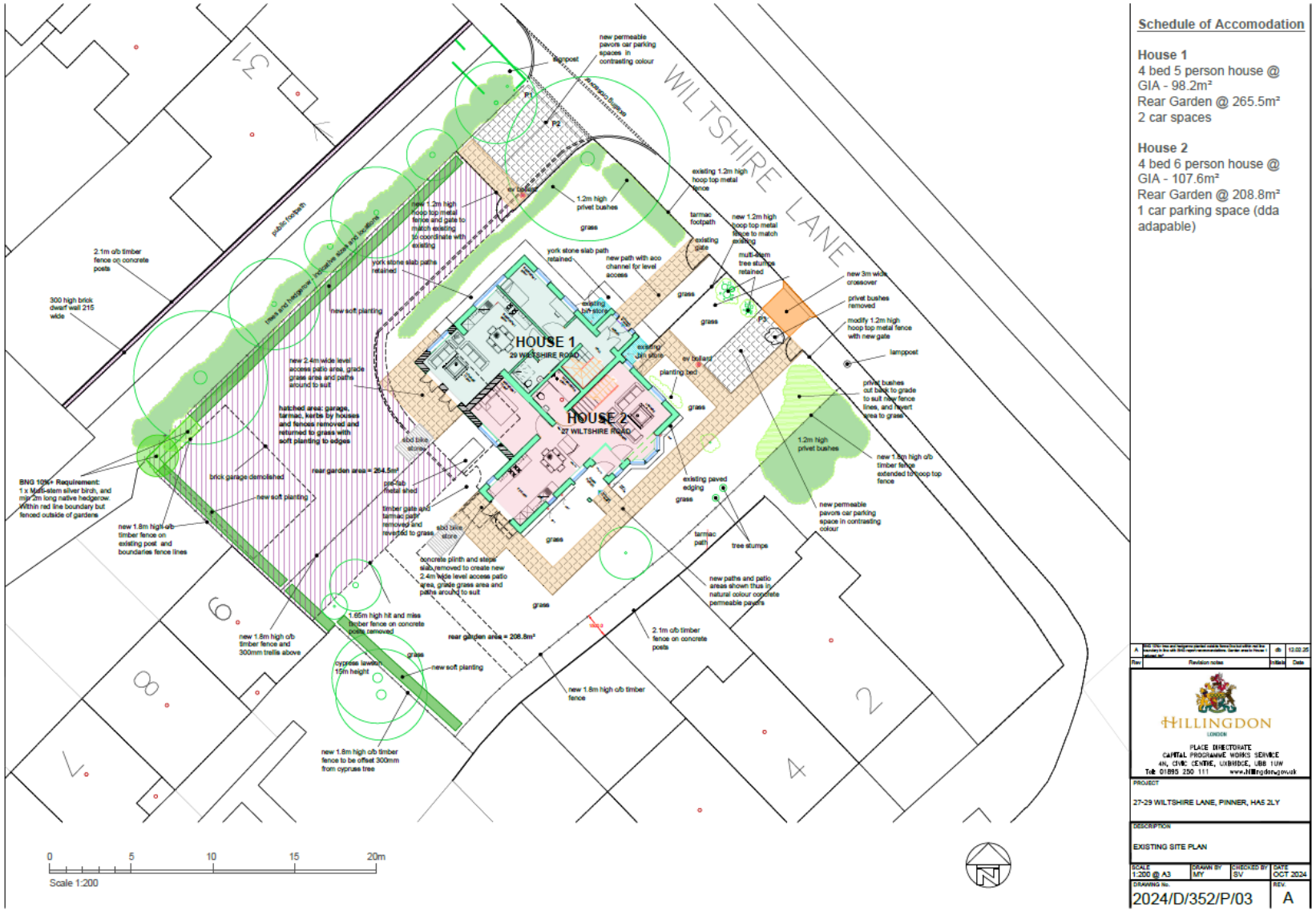
Appendix 2: UKHabs Map



Appendix 3: PRF Locations/building locations



Appendix 4: Proposed Plans



Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Leah Cook, Consultant Ecologist	07/02/2025
Final	1.0	Leah Cook, Consultant Ecologist	10/02/2025
Amended	1.1	Leah Cook, Consultant Ecologist	12/02/2025