

Preliminary Ecological Appraisal

Swan House and Monster House, 6 and 7 Cowley Business Park, Uxbridge UB8 2AD

April 2025

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1 Summary

1.1 Purpose of report

1.1.1 The purpose of the report is to provide a baseline of existing ecological conditions, conduct a preliminary assessment of likely impacts of the proposed development and propose appropriate mitigation and compensation.

1.2 Scheme description

1.2.1 There is a proposal to construct a boxpark using refitted shipping containers with open seating and refreshment areas.

1.3 Summary of methodology

1.3.1 The following work has been undertaken to inform the report.

- Desk study
- Extended phase 1 habitat survey
- Statutory Metric calculation

1.4 Summary of site conditions

Habitats and plants

1.4.1 The site is dominated by u1b5 Buildings and u1b6 Other developed land. A strip of u1f Sparsely vegetated urban land runs partway along the western boundary. Smaller areas of u1 Built-up areas and gardens are present with a 73m length of h2b Non-native and ornamental hedgerow running through the centre of the proposed development area. A number of Individual urban trees and Line of trees are present throughout the site.

1.4.2 There are no Habitats of Principal Importance for the conservation of biodiversity within the site boundary.

1.4.3 No protected or notable plant species have been recorded on site.

1.4.4 Butterfly-bush was recorded within u1f Sparsely vegetated urban land. Butterfly-bush is categorised as a non-native invasive species under the London Invasive Species Initiative (LISI).

Protected/notable species

1.4.5 There following protected species have potential to be present within the site:

- Nesting birds

1.4.6 Land adjacent to the site provides good habitat to support foraging and commuting bats.

1.4.7 Fray's River and the Grand Union Canal provide suitable habitat to support otter. If present, otter will not be affected by the proposals.

1.5 Summary of conclusions

Nature conservation sites

1.5.1 There are no likely impacts to any statutory or non-statutory nature conservation sites.

1.5.2 The type and size of development proposed does not require the LPA to consult Natural England on likely risks to SSSI's.

Habitats and plants

1.5.3 The site supports habitats that are common and widespread in the local area. There are no habitats of Principal Importance for Nature Conservation present on site.

1.5.4 The existing 73m length of h2b Non-native and ornamental hedgerow (11 Hedgerow with trees) will be lost as a result of the proposals.

1.5.5 A 15m section of Line of trees will be lost as a result of the proposals.

1.5.6 A 20m length of Line of Trees will be replaced. The Line of trees will be replaced using native species and the condition achieved will be moderate.

1.5.7 Retained Individual trees and Line of trees will be protected.

1.5.8 Butterfly-bush plants will be removed.

Protected/notable species

Bats

1.5.9 The proposed development will not affect potential bat roosting features.

1.5.10 Care will be taken to ensure that external lighting is designed sympathetically and directed away from good foraging and commuting habitat around the boundary of the site.

1.5.11 To enhance the site for bats two bat boxes will be attached to the external eastern wall of Monster House.

Nesting birds

1.5.12 The site provides suitable habitat to support nesting birds within hedgerows, line of trees, individual trees, introduced shrub and buildings.

1.5.13 Disturbance to nesting birds will be avoided by carrying out vegetation removal works outside the main nesting season. Alternatively a suitably qualified ecologist could be employed to determine presence or absence of nesting birds.

1.5.14 To enhance the site for nesting birds it is recommended that six swift boxes are erected on the northern elevation of the existing Swan House and Monster House.

Invertebrates

1.5.15 Two bee bricks will be incorporated in to each of the new 1000mm high planters located at the entrance to the site (resulting in a total of four bee bricks).

1.5.16 The proposed landscape plan will include a minimum of 50% plant species that are included on the Royal Horticultural Society (RHS) Plants for Pollinators lists.

Biodiversity Net Gain (BNG) assessment

1.5.17 The on-site baseline value of the site equates to 0.65 habitat units and 0.07 hedgerow units.

1.5.18 The site proposals will lead to a net biodiversity loss of -0.16 habitat units resulting in a 24.25% net habitat unit loss. This in turn results in a habitat unit deficit of 0.22 habitat units to achieve a 10% net gain.

1.5.19 The site proposals will lead to a net biodiversity loss of -0.07 hedgerow units resulting in a 100% net hedgerow unit loss. This in turn results in a hedgerow unit deficit of 0.08 hedgerow units to achieve a 10% net gain.

1.5.20 The trading rules in the Statutory Metric have not been satisfied.

2 Introduction

2.1 Name and qualifications of principal author

2.1.1 Robert Gray BSc (Hons) MCIEEM is a Senior Ecologist at Ecoconsult Ltd. He has carried out extended phase 1 habitat surveys since 2006 and has extensive experience in ecological survey and monitoring techniques, protected species survey, mitigation and licensing and as an ecological clerk of works. He holds the following Natural England licences:

- Natural England Level 2 Licence to survey bats using artificial light, endoscopes, hand and hand-held static nets (no. 2015-12641-CLS-CLS).
- Registered Bat Earned Recognition Consultant at Accreditation Level AL2 (Unique ER Consultant Reference Number: BER0189) under the following Natural England Class Licence – *Bat Earned Recognition Class Licence (Ref. No.: WML-CL47)*
- Natural England Level 1 Licence to survey great crested newts for scientific (including research) or educational purposes (no. 2015-18636-CLS-CLS).

2.2 Site

2.2.1 Ecoconsult Ltd has been commissioned to carry out an extended phase 1 habitat survey and perform a Biodiversity Net Gain (BNG) assessment at Swan House and Monster House, 6 and 7 Cowley Business Park, Uxbridge UB8 2AD.

2.2.2 The site is dominated by u1b5 Buildings (815 Commercial building) and u1b6 Other developed land (804 Car park). A strip of u1f Sparsely vegetated urban land runs partway along the western boundary. Smaller areas of u1 Built-up areas and gardens (847 Introduced shrub) are present with a 73m length of h2b Non-native and ornamental hedgerow (11 Hedgerow with trees) running through the centre of the proposed development area. Four Line of trees (33) are located on site as are four Individual urban trees (201 Young trees – planted).

2.3 Purpose of report

2.3.1 The purpose of the report is to provide a baseline of existing ecological conditions, conduct a preliminary assessment of likely impacts of the proposed development and propose appropriate mitigation and compensation.

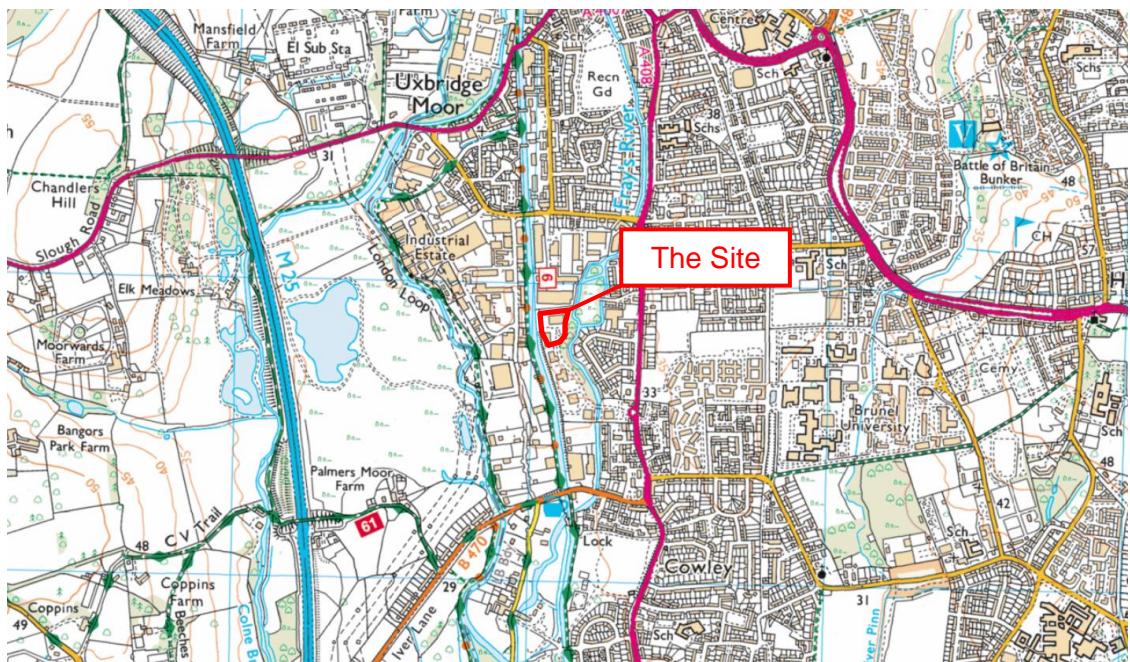
2.4 Objectives of survey

2.4.1 The objectives of the survey were:

- to determine if there are any habitats of ecological value on site
- to locate any evidence of protected species being present on site or potential for protected species to be on site
- to assess whether further survey work is necessary to meet the above objectives

2.5 Surrounding landscape

2.5.1 The site is in an urban location within a business park (see Figure 1 below). The Grand Union Canal is located 15m to the west, with Fray's River located 20m to the east and the River Colne 225m to the west. Commercial properties are located immediately adjacent to the north and south. Along Fray's River is a woodland corridor that is immediately adjacent to the eastern boundary of the site. Open greenspace forming part of the Colne Valley Regional Park is located beyond the River Colne 220m to the west. The site is located at grid reference: TQ 05079 82853.



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Figure 1: Site location (scale 1:25,000)

3 Methodology

3.1 Desk study

- 3.1.1 The MAGIC website was searched to provide information regarding international statutory nature conservation sites within 5km from the site boundary.
- 3.1.2 The MAGIC website was searched to provide information regarding national statutory nature conservation sites within 2km from the site boundary.
- 3.1.3 The MAGIC website was searched to provide information regarding protected species licences issued by Natural England within close proximity to the site.
- 3.1.4 The site was assessed in relation to Natural England's Sites of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs).
- 3.1.5 Aerial photographs and 1:10,000 Ordnance Survey maps were used to search for ponds within 500m of the site.

3.2 Field surveys

Phase 1 habitat survey

- 3.2.1 The extended phase 1 habitat survey was carried out on 22nd March 2025 and followed methodology in *UK Habitat Classification Version 2.0* (UKHab Ltd 2023) and *Guidelines for Preliminary Ecological Appraisal 2nd Edition* (Chartered Institute of Ecology and Environmental Management 2017).

Table 1: Timings and conditions of surveys

Date	Timings	Survey work	Weather
22/03/25	Start: 10:00 Finish: 14:00	Extended phase 1 habitat survey	12 - 16°C No rain Light air (Beaufort 1) 40% cloud

3.3 Personnel

- 3.3.1 The preliminary ecological appraisal was carried out by the following surveyor.
- 3.3.2 Robert Gray BSc (Hons) MCIEEM is a Senior Ecologist at Ecoconsult Ltd. He has carried out extended phase 1 habitat surveys since 2006 and has extensive

experience in ecological survey and monitoring techniques, protected species survey, mitigation and licensing and as an ecological clerk of works. He holds the following Natural England licences:

- Natural England Licence to disturb and take bats for the purposes of science and education or conservation bat survey licence (no. 2015-12641-CLS-CLS).
- Registered Bat Earned Recognition Consultant at Accreditation Level AL2 (Unique ER Consultant Reference Number: BER0189) under the following Natural England Class Licence – *Bat Earned Recognition Class Licence* (Ref. No.: WML-CL47).
- Natural England Level 1 Licence to survey great crested newts for scientific (including research) or educational purposes (no. 2015-18636-CLS-CLS).

3.4 Biodiversity net gain calculation

3.4.1 The Statutory Biodiversity Metric was used to calculate the biodiversity net gain calculation for the site following guidance in *The Statutory Biodiversity Metric: User Guide* (DEFRA 2024).

3.5 Constraints

3.5.1 No significant constraints. The survey was carried out in late March and therefore some botanical species may not have been visible at that time. Due to the type of habitats present on site this is not seen as a significant constraint.

4 Survey results

4.1 Designated Sites

Statutory Nature Conservation Sites

- 4.1.1 There are no international statutory nature conservation sites located within 5km from the site boundary.
- 4.1.2 There are no national statutory nature conservation sites located within 2km from the site boundary.

Site of Special Scientific Interest Impact Risk Zones

- 4.1.3 The site lies within a Site of Special Scientific Interest Impact Risk Zone. The type and size of development proposed does not require the LPA to consult Natural England on likely risks to SSSI's.

4.2 Habitats present on site

- 4.2.1 The site is dominated by u1b5 Buildings (815 Commercial building) and u1b6 Other developed land (804 Car park). A strip of u1f Sparsely vegetated urban land runs partway along the western boundary. Smaller areas of u1 Built-up areas and gardens (847 Introduced shrub) are present with a 73m length of h2b Non-native and ornamental hedgerow (11 Hedgerow with trees) running through the centre of the proposed development area. Four Line of trees (33) are located on site as are four Individual urban trees (201 Young trees – planted). Please refer to UKHab map in Figure 2 below. The following habitat types are present on the site:

- u1f Sparsely vegetated urban land
- u1b5 Buildings (815 Commercial building)
- u1b6 Other developed land (804 Car park)
- u1 Built-up areas and gardens (847 Introduced shrub)
- h2b Non-native and ornamental hedgerow (11 Hedgerow with trees)
- Line of trees (33)
- Individual urban trees (201 Young trees – planted)



Figure 2: Phase 1 habitat map

4.3 Target note 1: u1f Sparsely vegetated urban land

4.3.1 A strip of u1f Sparsely vegetated urban land is present partway along the western boundary of the site (see Figure 2 Target note 1 above and Plate 1 below). The area has been constructed using concrete gravel filled grids used as a car park which has allowed an open vegetation structure to develop supporting frequent annual and ephemeral plants. The habitat appears to be cut leading to a uniform structure. The habitat supports a number of non-native species including small plants of locally frequent butterfly-bush *Buddleja davidii*. Abundant to locally abundant plants include common whitlowgrass *Erophila verna*, common mouse-ear *Cerastium fontanum* and pellitory-of-the-wall *Parietaria judaica* alongside frequent to locally frequent rue-leaved saxifrage *Saxifraga tridactylites*, petty spurge *Euphorbia peplus*, hairy bitter-cress *Cardamine hirsuta*, procumbent pearlwort *Sagina procumbens*, procumbent yellow-sorrel *Oxalis corniculata* and common chickweed *Stellaria media* agg.

4.3.2 Please refer to Table 2 below for a list of botanical species recorded and their frequencies and Table 3 for a condition assessment which assessed the habitat as being in poor condition.

Table 2: Target note 1 botanical species list

Latin name	Common name	DAFOR
<i>Agrostis stolonifera</i>	Creeping bent	O
<i>Buddleja davidii</i>	Butterfly-bush	LF
<i>Cardamine hirsuta</i>	Hairy bitter-cress	F
<i>Cirsium vulgare</i>	Spear thistle	R
<i>Conyza canadensis</i>	Canadian fleabane	R
<i>Elytrigia repens</i>	Couch	R
<i>Epilobium tetragonum</i>	Square-stalked willowherb	O
<i>Erophila verna</i>	Common whitlow grass	A
<i>Euphorbia peplus</i>	Petty spurge	LF
<i>Geranium molle</i>	Dove's-foot crane's-bill	R
<i>Geranium robertianum</i>	Herb Robert	O
<i>Iris foetidissima</i>	Stinking iris	R
<i>Lamium purpureum</i>	Red dead nettle	R
<i>Medicago lupulina</i>	Black medick	R
<i>Myosotis ramosissima</i>	Early forget-me-not	R
<i>Oxalis corniculata</i>	Procumbent yellow-sorrel	LF
<i>Parietaria judaica</i>	Pellitory-of-the-wall	LA
<i>Sagina procumbens</i>	Procumbent pearlwort	LF
<i>Saxifraga tridactylites</i>	Rue-leaved saxifrage	LF

Latin name	Common name	DAFOR
<i>Senecio vulgaris</i>	Groundsel	O
<i>Sonchus oleraceus</i>	Smooth sow-thistle	O
<i>Stellaria media</i> agg.	Common chickweed agg.	F
<i>Taraxacum officinale</i> agg.	Dandelion sp.	O
<i>Tragopogon pratensis</i>	Goat's-beard	R
<i>Urtica dioica</i>	Common nettle	R

DAFOR: D=Dominant; A=Abundant; F=Frequent, O=Occasional; R=Rare; L=Locally

Table 3: Target note 1 Condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Appears to be cut and therefore single structural habitat >80%
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	No	Butterfly-bush (LF)
Essential criteria relevant for habitat type achieved (Yes or No)			No
Number of criteria passed			1
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		

• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	✓	
Suggested enhancement interventions to improve condition score			
N/A			
Footnotes			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:			
Home » NNSS (nonnativespecies.org)			
and Natural England Access to Evidence page should also be checked for up-to-date information:			
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)			
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:			
Alternative plants » NNSS (nonnativespecies.org)			

4.4 Target note 2: u1 Built-up areas and gardens (847 Introduced shrub)

4.4.1 Areas of u1 Built-up areas and gardens (847 Introduced shrub) are frequent within the site boundary (see Figure 2, Target note 2 and Plates 2, 3, 4 and 5 below). Species planted are typical of non-native low maintenance landscape planting schemes including block planting of Wilson's honeysuckle *Lonicera nitida*, cherry laurel *Prunus laurocerasus* 'Otto Luyken', winter creeper *Euonymus fortunei*, Portuguese laurel *Prunus lusitanica*, a lavender *Lavandula* sp., and a St. Johns wort *Hypericum* sp.

4.4.2 The habitat type u1 Built-up areas and gardens (847 Introduced shrub) is automatically assigned 'Condition Assessment N/A' within the Statutory Metric and therefore does not require a condition assessment.

4.5 Target note 3: h2b Non-native and ornamental hedgerow (11 Hedgerow with trees)

4.5.1 A 73m length of h2b Non-native and ornamental hedgerow (11 Hedgerow with trees) runs through the centre of the site including where the proposed development will take place (see Figure 2, Target note 3 and Plates 2 and 6 below). The hedgerow supports abundant hornbeam *Carpinus betulus* with locally abundant Norway maple *Acer platanoides* and Wilson's honeysuckle. The field-layer is sparse but where present supports locally frequent common ivy *Hedera helix* and lesser celandine *Ficaria verna* and infrequent stinking iris.

4.5.2 The habitat type h2b Non-native and ornamental hedgerow is automatically assigned 'Poor' condition within the Statutory Metric and therefore does not require a condition assessment.

4.6 Target note 4: Line of trees (33)

4.6.1 A 35m length of Line of trees runs partway along the southern boundary of the site (see Figure 2, Target note 4 above and Plate 7 below). The habitat supports locally abundant hornbeam and Norway maple and has partially been planted above u1 Built-up areas and gardens (847 Introduced shrub). All the trees are small other than a single medium hornbeam.

4.6.2 Please refer to Table 4 below for a condition assessment which assessed the habitat as being in poor condition. Please note that the Individual trees condition assessment has been used because the trees are in an urban setting, the Line of trees condition assessment should only be used in rural settings.

Table 4: Target note 4 Condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Norway maple (LA)
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	A gap c.15%
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Majority of trees young

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		1	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✗/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
N/A			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

4.7 Target note 5: Line of trees (33)

4.7.1 An 18m length of Line of trees is located in the south of the site (see Figure 2, Target note 5 above and Plate 8 below). The habitat is dominated by Norway maple with a single hornbeam and has partially been planted above u1 Built-up areas and gardens (847 Introduced shrub). All the trees are small other than a single medium Norway maple.

4.7.2 Please refer to Table 5 below for a condition assessment which assessed the habitat as being in poor condition. Please note that the Individual trees condition assessment has been used because the trees are in an urban setting, the Line of trees condition assessment should only be used in rural settings.

Table 5: Target note 5 Condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Norway maple (D)

B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Majority of trees young
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		2	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
N/A			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			
and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

4.8 Target note 6: Line of trees (33)

4.8.1 A 20m length of Line of trees is located in the east of the site (see Figure 2, Target note 6 above and Plate 9 below). The habitat is dominated by ash *Fraxinus excelsior* and there is evidence of pruning on all trees and disease. The trees have been planted directly above hard-standing and are all small. The Line of trees will be replaced.

4.8.2 Please refer to Table 6 below for a condition assessment which assessed the habitat as being in poor condition. Please note that the Individual trees condition assessment has been used because the trees are in an urban setting, the Line of trees condition assessment should only be used in rural settings.

Table 6: Target note 6 Condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	100% ash
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Pruning on all trees
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Majority of trees young
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		1	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✗/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

N/A
Footnotes
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

4.9 Target note 7: Line of trees (33)

4.9.1 A 20m length of Line of trees is located in the northwest of the site (see Figure 2, Target note 7 above and Plate 10 below). The habitat is dominated by ash *Fraxinus excelsior* and there is evidence of pruning. The trees have been planted directly above hard-standing and are all small.

4.9.2 Please refer to Table 7 below for a condition assessment which assessed the habitat as being in poor condition. Please note that the Individual trees condition assessment has been used because the trees are in an urban setting, the Line of trees condition assessment should only be used in rural settings.

Table 7: Target note 7 Condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	100% ash
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Pruning present but retains >75% expected canopy
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Majority of trees young
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
		Number of criteria passed	2
Condition	Condition Assessment Score	Score	

Assessment Result (out of 6 criteria)		Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
N/A			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

4.10 Target notes 8, 9, 10 and 11: Individual trees (201 Young trees – planted)

4.10.1 Four Individual trees (201 Young trees – planted) are located on site immediately adjacent to building entrances (see Figure 2, Target notes 8 – 11 above and Plates 11 and 12 below). Two birch species *Betula* sp., are present outside the entrance to Monster House and two fastigiate oak *Quercus robur* 'Fastigiata' are present outside the entrance to Swan House. The trees were assessed in relation to the Statutory Metric Condition Assessment criteria, please refer to Table 8 below.

Table 8: Condition assessment table of Individual trees

Condition Assessment Criteria	Target note number in PEA report			
	8	9	10	11
	Criterion passed (Yes or No)			
A	The tree is a native species (or at least 70% within the block are native species).	No	No	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there	Yes	Yes	Yes

	is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.				
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	No	No
Number of criteria passed		3	3	2	2
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score			Score Achieved ✕/✓	
Passes 5 or 6 criteria	Good (3)				
Passes 3 or 4 criteria	Moderate (2)	✓	✓		
Passes 2 or fewer criteria	Poor (1)			✓	✓
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.					
Suggested enhancement interventions to improve condition score²					
Please refer to Arboricultural Feasibility Assessment					
Footnotes					
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:					
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)					
and:					
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)					
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.					

4.11 u1b5 Buildings (815 Commercial building)

4.11.1 Buildings present on site include Monster House, Swan house and two additional smaller buildings (please refer to Figure 2 above and Plates 13 and 14 below). The buildings will not be affected by the proposals.

4.12 u1b6 Other developed land (804 Car park)

4.12.1 A large proportion of the site is dominated by hard-standing used as a car park (see Figure 2 above and Plate 15 below).



Plate 1: Target note 1 – u1f Sparsely vegetated urban land



Plate 2: Target note 2 – u1 Built-up areas and gardens (847 Introduced shrub) and h2b Non-native and ornamental hedgerow (11 Hedgerow with trees)



Plate 3: Target note 2 – u1 Built-up areas and gardens (847 Introduced shrub)



Plate 4: Target note 2 – u1 Built-up areas and gardens (847 Introduced shrub)



Plate 5: Target note 2 – u1 Built-up areas and gardens (847 Introduced shrub)



Plate 6: Target note 3 – h2b Non-native and ornamental hedgerow (11 Hedgerow with trees)



Plate 7: Target note 4 – Line of trees (33)



Plate 8: Target note 5 – Line of trees (33)



Plate 9: Target note 6 – Line of trees (33)



Plate 10: Target note 7 – Line of trees (33)



Plate 11: Target note 8 & 9 – Individual trees (201 Young trees – planted) 2 x birch sp.



Plate 12: Target note 10 & 11 – Individual trees (201 Young trees – planted) 2 x fastigiate oak



Plate 13: u1b5 Buildings (815 Commercial building) Monster House



Plate 14: u1b5 Buildings (815 Commercial building) Swan House



Plate 15: u1b6 Other developed land (804 Car park)

Species

4.13 Badger

4.13.1 No badger setts are present within the site boundary or within close proximity to the site. No badger evidence was recorded on the site or adjacent greenspace. There is limited potential foraging habitat within the site boundary. Badgers could use the site for commuting but the adjacent woodland habitats off-site provide more suitable habitat.

4.14 Bats

4.14.1 A search of Granted European Protected Species Applications (Bats) using the MAGIC website confirmed that no bat mitigation licences have been issued for the site or within close proximity to the site. The closest licence granted was for destruction of a common pipistrelle and soprano pipistrelle resting place located c.700m northwest of the site.

4.14.2 The existing structures will not be affected by the proposals other than internal refit of existing office space and erection of a new sign on Swan House. These areas do not provide suitable habitat to support roosting bats.

4.14.3 The trees present on site do not support potential bat roosting features and the habitats within the site boundary are of low value to foraging and commuting bats. Artificial lighting within the parking areas and around buildings including street lamps and bollard lighting promote relatively high light levels within the site.

4.14.4 The woodland and riparian habitats located immediately adjacent to the site including Fray's River and the Grand Union Canal provide good foraging habitat for bats and what are likely important commuting corridors for bats to access the wider landscape.

4.15 Otter

4.15.1 An otter walkover of the adjacent section of Fray's River was carried out on a single bank only (site bank) within land immediately adjacent to the site. No otter evidence was recorded. Fray's River provides suitable habitat to support otter as does the Grand Union Canal.

4.15.2 Existing levels of disturbance at the site generated by current use is unlikely to be significantly increased during the construction period. The woodland adjacent to the site provides good screening to Fray's River and the construction zone is located

c.50m from the river. It is highly unlikely that proposed construction activities will affect otters using either Fray's River or the Grand Union Canal.

4.16 Water vole

4.16.1 The site is located beyond 15m from Fray's River and the Grand Union Canal, with the construction zone located further beyond that. Water vole will not be affected by the proposals if present within Fray's River or the Grand Union Canal.

4.17 Hedgehog

4.17.1 The site is dominated by buildings and hard-standing and therefore has been assessed as providing negligible suitability to support hedgehogs.

4.18 Great crested newt

4.18.1 MAGIC does not identify any great crested newt Granted European Protected Species Applications, Great Crested Newt Class Survey Licence Returns or Great Crested Newt Pond Surveys 2017-2019 data within 1km of the site.

4.18.2 No ponds have been identified within the site or within 500m from the site boundary. Great crested newt will not be affected by the proposals.

4.19 Reptiles

4.19.1 The site is dominated by buildings and hard-standing with smaller areas of vegetated garden that provide negligible potential to support reptiles. It is highly unlikely that reptiles will be affected by the proposals.

4.20 Nesting birds

4.20.1 The site provides suitable habitat to support nesting birds within hedgerows, individual trees, line of trees, introduced shrub and buildings.

4.20.2 No protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site during the site survey. The following Red List Birds of Conservation Concern were recorded on or adjacent to the site during the survey: Greenfinch. The following Amber List birds of Conservation Concern were recorded: Woodpigeon and Wren.

4.21 Invertebrates

4.21.1 The site supports habitats that are common and widespread within the local area and are therefore likely to support common and widespread invertebrate species only.

4.22 Plants

4.22.1 No protected or notable plant species were recorded within the site boundary during the survey.

4.22.2 Butterfly-bush *Buddleja davidii* was recorded within u1f Sparsely vegetated urban land (see Figure 2, Target note 1). Butterfly-bush is categorised as a non-native invasive species under the London Invasive Species Initiative (LISI).

5 Conclusions and recommendations

- 5.1.1 A desk study and extended phase 1 habitat survey have been carried out at Swan and Monster House 6 and 7 Cowley Business Park, Uxbridge UB8 2AD.
- 5.1.2 The mitigation hierarchy has been followed during project design to avoid and minimise impacts on biodiversity.

5.2 Nature conservation sites

- 5.2.1 There are no likely impacts to any statutory or non-statutory nature conservation sites. The type and size of development proposed does not require the LPA to consult Natural England on likely risks to SSSI's.

5.3 Habitats and plants

- 5.3.1 The site supports habitats that are common and widespread in the local area. There are no habitats of Principal Importance for Nature Conservation present on site.
- 5.3.2 The existing 73m length of h2b Non-native and ornamental hedgerow (11 Hedgerow with trees) will be lost as a result of the proposals (see Figure 2, Target note 3).
- 5.3.3 A 15m section of Line of trees will be lost as a result of the proposals (see Figure 2, Target note 4).
- 5.3.4 A 20m length of Line of Trees will be replaced (see Figure 2, Target note 6). The Line of trees will be replaced using native species and the condition achieved will be moderate, please refer to Table 9 below.

Table 9: Condition assessment for replacement Line of trees

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range	Yes	

	and height.		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed			1
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
N/A			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Habitat protection measures

5.3.5 The following protection measures will apply to habitats present within or immediately adjacent to the site boundary:

- The retained Individual trees and Line of trees will be protected in accordance with recommendations set out in BS 5837:2012 - Trees in Relation to design, demolition and construction. This includes trees within the site boundary and those adjacent to the site boundary.

Plants

5.3.6 Butterfly-bush *Buddleja davidii* was recorded within u1f Sparsely vegetated urban land (see Figure 2, Target note 1). Butterfly-bush is categorised as a non-native invasive species under the London Invasive Species Initiative (LISI). The plants will be removed.

5.4 Legally protected and notable species

Bats

- 5.4.1 The proposed development will not affect potential bat roosting features. Although the site itself provides low value foraging and commuting habitat for bats, the adjacent land provides good habitat. Therefore care will be taken to ensure that external lighting is designed sympathetically and directed away from good foraging and commuting habitat around the boundary of the site.
- 5.4.2 To enhance the site for bats it is recommended that two bat boxes (Schwegler 1FQ or similar) are attached to the less disturbed eastern wall of Monster House facing woodland associated with Fray's River. The proposed new buildings do not provide suitable structures to incorporate cavity wall bat boxes and their location is less suitable to attach external bat boxes.

Nesting birds

- 5.4.3 The site provides suitable habitat to support nesting birds within hedgerows, line of trees, individual trees, introduced shrub and buildings.
- 5.4.4 Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). Disturbance to nesting birds will be avoided by carrying out vegetation removal works outside the main nesting season. The main nesting season is generally March to August inclusive. However, birds may nest outside the main nesting period, in which case, works that would result in nest disturbance will cease until birds have fledged. Alternatively a suitably qualified ecologist could be employed to determine presence or absence of nesting birds and advise as necessary.
- 5.4.5 To enhance the site for nesting birds it is recommended that six swift boxes are erected on the northern elevation of the existing Swan House and Monster House (three on each building). The boxes should be placed high up beneath eaves. Guidelines advise use of swift boxes as they are a universal nesting feature that can accommodate a number of different bird species including swifts. The proposed new buildings do not provide suitable structures to incorporate cavity wall bird boxes and their location is less suitable to attach external bird boxes.

Invertebrates

5.4.6 The following enhancements are proposed for invertebrates:

- Two bee bricks will be incorporated in to each of the new 1000mm high planters located at the entrance to the site (resulting in a total of four bee bricks). Bee bricks will ideally be positioned in a warm sunny spot, south facing, with no vegetation in front of the fascia. The bricks will be placed as high in the planters as possible
- The proposed landscape plan will include a minimum of 50% plant species that are included on the Royal Horticultural Society (RHS) Plants for Pollinators lists

5.5 Site Biodiversity Impact Calculation

5.5.1 The biodiversity impact of the proposal has been calculated using the Statutory Metric. The on-site baseline value of the site equates to 0.65 habitat units and 0.07 hedgerow units.

5.5.2 The site proposals will lead to a net biodiversity loss of -0.16 habitat units resulting in a 24.25% net habitat unit loss. This in turn results in a habitat unit deficit of 0.22 habitat units to achieve a 10% net gain

5.5.3 The site proposals will lead to a net biodiversity loss of -0.07 hedgerow units resulting in a 100% net hedgerow unit loss. This in turn results in a hedgerow unit deficit of 0.08 hedgerow units to achieve a 10% net gain

5.5.4 Please note that the trading rules in the Statutory Metric are not satisfied for the site as there is an on-site unit change to Individual trees of -0.13 (Medium Distinctiveness habitat) and Urban – Vegetated garden of -0.03 units off-set to -0.02 by use of Urban – Ground level planters (Low Distinctiveness habitat).

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