MKA
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Preliminary Ecological Appraisal and Preliminary Roost Assessment

1 and 2 Longwalk Road, Uxbridge

Site	*1 and 2 Longwalk Road, Uxbridge*
Project number	*181725*
Client name / Address	*Trium Environmental Consulting LLP*

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Declaration of compliance

This Preliminary Ecological Appraisal has been undertaken in accordance with British Standard 42020:2013 "Biodiversity, Code of practice for planning and development". The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

MKA Ecology Ltd is a CIEEM Registered Practice. This means that MKA Ecology Ltd are formally recognised for high professional standards, working at the forefront of our profession.

Validity of data

Unless stated otherwise the information provided within this report is valid for a maximum period of 24 months from the date of survey. If works at the site have not progressed by this time an updated site visit may be required in order to determine any changes in site composition and ecological constraints.

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1. EXECUTIVE SUMMARY

In August 2025 MKA Ecology Limited was commissioned to undertake a Preliminary Ecological Appraisal and Preliminary Roost Assessment of 1 and 2 Longwalk Road, Uxbridge. The appraisal included a habitat survey, protected species scoping survey and desktop study of protected and notable sites and species in the area. A site visit was undertaken on 11 August 2025.

The Site comprises of three main buildings (two large two-storey office buildings (B1, B2) and one single-story office building (B3)), two brick-built utility buildings (B4, B5) and associated parking areas and access roads. There are areas of hedgerow, numerous trees, shrub and grassland that border the buildings and parking areas. The proposed development involves the demolition of all existing buildings onsite and the construction of two warehouses, with associated parking areas and access roads.

The following ecological constraints were identified at the Site with recommendations made as follows:

- **Habitats:** There are a number of scattered trees present within the Site, which are of ecological value in the site context and should be retained where feasible.
- **Invasive Species:** Willow-leaved cotoneaster is preset onsite. Although not subject to legal parameters, it is considered a high-risk invasive species (Plantlife, 2010). Therefore, it is recommended all instances of this species are appropriately removed.
- **Bats:** Buildings B3, B4 and B5 have low potential for supporting roosting bats. In line with best practice guidelines (Collins, 2023), a minimum of one emergence survey should be conducted on buildings B3, B4 and B5 to determine the presence/likely absence of bats. Emergence surveys must be conducted between May and September inclusive. A few Potential Roost Features were identified on buildings B1 and B2. However, due to the building material, these features are of very low potential**.** It is recommended the demolition of buildings B1 and B2 should be carried out under ecological supervision and potential roost features should be removed through soft stripping. A CEMP will outline the sensitive working measures to be followed to ensure that adverse impacts are avoided during the construction phase and that any roosts that may be identified are protected throughout the development work.
- **Birds:** The hedgerow, shrubs and numerous scattered within the Site provide habitat for nesting birds and consideration would need to be given to this during the future Site preparation works. Should removal of these habitats be required, it is recommended that this be undertaken outside of the breeding bird season (February to August). If this is not possible, clearance works should be proceeded by a nesting bird check.

Enhancements have been suggested for the proposed development in order to promote biodiversity at the Site. Recommendations include native, nectar-rich and night-flowering species planting, green roofs and walls, the creation of log piles and deadwood features, and the integration of eight bird boxes within

the final development designs. Provisions for roosting bats should also be included within the final design, with the suitable number and type of bat boxes being recommended following the bat emergence survey.

A Biodiversity Net Gain (BNG) assessment will be undertaken to ensure that the proposed development is able to demonstrate a significant increase in biodiversity and green infrastructure provision within the Site. It is recommended that a subsequent Habitat Monitoring and Management Plan (HMMP) is created, to ensure that the proposed development is able to demonstrate a significant increase in biodiversity within the Site and to ensure the successful establishment and long-term management of newly created habitats. Additionally, an Urban Greening Factor assessment should be undertaken and submitted as part of the planning submission

2. INTRODUCTION

2.1. Aims and scope of Preliminary Ecological Appraisal

In August 2025 MKA Ecology Limited was commissioned to undertake a Preliminary Ecological Appraisal and Preliminary Roost Assessment at 1 and 2 Longwalk Road, Uxbridge by Trium Environmental Consulting LLP in order to support a planning application for the demolition of the existing buildings onsite and construction of two large warehouses.

The aims of the Preliminary Ecological Appraisal were to:

- Undertake a desktop study to identify the extent of protected and notable species and habitats within close proximity of the Site;
- Prepare a habitat map for the Site;
- Identify evidence of protected species/species of conservation concern at the Site;
- Assess the potential impacts of the proposed development, using existing plans;
- Outline recommendations for further survey effort where required; and
- Outline recommendations for biodiversity enhancements.

The aims of the Preliminary Roost Assessment were to:

- Undertake a desktop study to identify the locations of known bat roosts and activity records within 2km of the Site;
- Assess the suitability of the buildings and trees at the Site for roosting bats, and record any evidence of bat presence;
- Identify likely ecological impacts relating to the proposed development;
- Assess the need for further survey effort, a European Protected Species Licence (EPSL) or mitigation, if required; and
- Propose any suitable habitat enhancements for bat species, if required.

2.2. Site description and context

The survey area is shown on the map in Figure 1. Within this report this area is referred to as the Site or 1 and 2 Longwalk Road, Uxbridge. The Site covers an approximate area of 2.2 ha, is located in Stockley Park, West London (central grid reference: TQ 07787 80238) and falls under the authority of the London Borough of Hillingdon. The Site comprises of three main buildings (two large two-storey office buildings and one single-story office building), two brick-built utility buildings and associated parking areas and access roads. There are lines of trees, hedgerow, shrub and grassland that border the buildings and parking areas.

2.3. Proposed development

The proposed development involves the demolition of all existing buildings onsite and the construction of two warehouses, with associated parking areas and access roads.

2.4. Legislation and planning policy

This Preliminary Ecological Appraisal and Preliminary Roost Assessment have been undertaken with reference to relevant wildlife legislation and planning policy.

Relevant legislation considered within the scope of this document includes the following:

- The Environment Act 2021;
- The Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- Natural Environment and Rural Communities (NERC) Act 2006;
- The Countryside and Rights of Way (CRoW) Act 2000;
- Protection of Badgers Act 1992; and
- Wild Mammals (Protection) Act 1996.

Further information is provided in Appendix 1, including levels of protection granted to the species considered in Section 3.3.

In addition to obligations under wildlife legislation, the revised National Planning Policy Framework (NPPF) updated on 12 December 2024 requires planning decisions to contribute to conserving and enhancing the local environment. Further details are provided in Appendix 1.

Given that the Site is located within London, consideration of the London Plan (2021) has been given. The London Plan contains a number of policies relating to biodiversity, a brief summary of which is set out below:

- Policy G1 Green infrastructure;
- Policy G5 Urban greening;
- Policy G6 Biodiversity and access to nature;
- Policy G7 Trees and woodlands; and
- Policy G8 Food growing.

The London Borough of Hillingdon has adopted the Local Plan: Part 1 (2012) and Local Plan: Part 2 (2020) which include the following policies relating to biodiversity:

Local Plan: Part 1 – Strategic Policies:

- Policy EM7 Biodiversity and Geological Conservation

Local Plan: Part 2 – Development Management Policies

- DMEI 1 Living walls and Roofs and Onsite Vegetation
- DMEI 7 Biodiversity Protection and Enhancement

3. METHODOLOGIES

This Preliminary Ecological Appraisal has been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisal, 2nd edition (CIEEM, 2017).

3.1. Desktop study

A data search was conducted for the Site and the surrounding area within 2km. The search was extended to 10km for internationally designated sites. Data was retrieved from the sources listed in Table 1.

Table 1: Sources of data for desktop study

Organisation	Data collected	Date collected
Multi-agency Geographic Information for the Countryside (MAGIC) www.magic.gov.uk	Information on local, national and international statutory protected areas.	15/08/2025
Greenspace Information for Greater London CIC (GiGL)	Information on protected and notable sites and species within 2km of the Site (TQ 07787 80238).	15/08/2025
Ordnance Survey maps and aerial photography	Information on habitats and connectivity between the Site and the surrounding landscape	15/08/2025
Plantlife Important Plant Areas Buglife Important Invertebrate Areas	Information on hotspots of diversity for invertebrates and populations of internationally threatened species.	15/08/2025

3.2. UK Habitat Classification

Habitats were surveyed using the standardised UK Habitat classification and mapping methodology (UKHab Ltd, 2023). Data were recorded onto a Samsung Tablet in a Geographic Information System (GIS), in this instance QField, following a modified UK Habs colour mapping palette. Dominant plant species were observed and recorded within each habitat type. The plant species nomenclature follows that of Stace (2019).

The DAFOR scale is used to describe the relative abundance of species. The scale is shown in Table 2. It is important to note that where a species is described as rare this description refers to its relative abundance within the Site and is not a description of its abundance within the wider landscape.

Therefore, a species with a rare relative abundance within the Site may be common within the wider landscape.

Table 2: DAFOR scale

DAFOR code	Relative abundance
D	Dominant
A	Abundant
F	Frequent
O	Occasional
R	Rare

In order to assess grassland habitats a series of 1m by 1m quadrats are used to understand species composition. Within each quadrat the percentage cover of each species is recorded. The number of quadrats used varies depending on grassland complexity. Low complexity grasslands, such as amenity grasslands, have fewer quadrats. Neutral, acidic and calcareous grasslands have at least five quadrats to ensure the habitat types are correctly assigned.

3.3. Protected and notable species scoping survey

As part of the Preliminary Ecological Appraisal, an assessment of the potential for the habitats on site, or within the zone of influence of the proposed development, to support protected or notable species was made. This assessment was based on the quality, extent and interconnectivity of suitable habitats, along with the results of the desktop study detailed in Section 3.1. This includes Species of Principal Importance as listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and Red and Amber listed Birds of Conservation Concern (BoCC) as per Stanbury *et al.*, 2021 (see Appendix 1).

Protected and notable species considered within the protected species scoping survey for 1 and 2 Longwalk Road, Uxbridge include the following:

- Plants and fungi: Pheasant's-eye *Adonis annua,* tower mustard *Arabis glabra* and service-tree *Sorbus domestica.*
- Invertebrates: Stag beetle *Lucanus cervus,* small heath *Coenonympha pamphilus,* white-letter hairstreak *Satyrium w-album* and cinnabar moth *Tyria jacobaeae.*
- Fish: European eel *Anguilla anguilla*, river lamprey *Lampetra fluviatilis*, brown trout *Salmo trutta subsp. fario*.
- Amphibians: Natterjack toad *Epidalea calamita*, great crested newt *Triturus cristatus* and common toad *Bufo bufo*.

- Reptiles: Adder *Vipera berus*, common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica helvetica*.
- Birds: With special reference to species listed under Schedule 1 of The Wildlife and Countryside Act, 1981, Species of Principal Importance and BoCC species.
- Mammals: Badger *Meles meles*, bats (all species), water vole *Arvicola amphibius*, otter *Lutra lutra*, hazel dormouse *Muscardinus avellanarius*, hedgehog *Erinaceus europaeus*, brown hare *Lepus europaeus*, harvest mouse *Micromys minutus*, polecat *Mustela putorius* and European beaver *Castor fiber*.

In each case the likelihood of presence of these protected species in the zone of influence of the proposed development was classified as being either confirmed, high, moderate, low or negligible.

- **Confirmed**: The species is confirmed during the Preliminary Ecological Appraisal, previous survey effort or recent records.
- **High:** Habitats are available which are highly suitable for this species and there are records within the desktop study. The surrounding areas also provide widespread opportunities for the species which are well connected to the Site.
- **Moderate:** Some suitable habitat available for the species although not of optimum quality. Species is present with the desktop study.
- **Low:** Some suitable habitat available for the species but this is low value and possibly of small scale or with poor connectivity. No, or very few, records returned in the desktop study.
- **Negligible**: No suitable habitat available for the species, or very little poor-quality habitat.

This protected species scoping survey is designed to assess the *potential* for presence or absence of a particular species or species group, and does not constitute a full survey for these species.

3.4. Preliminary Roost Assessment

An external inspection of the buildings and trees within the Site was undertaken following guidance set out in *Bat Surveys for Professional Ecologists – Good Practice Guidelines (4th edition)* (Collins, 2023). All buildings within the Site were inspected and the locations of these are shown in Figure 2.

The following features were recorded for buildings:

- Location;
- Type;
- Construction materials; and
- Current use.

Descriptions of potential and actual access points and roosting places were recorded (including height above ground level and aspect), as well as descriptions of evidence of bats found. The following types of evidence of use by bats were recorded:

- Location and number of any live bats;
- Location and number of any bat corpses or skeletons;
- Locations and number of bat droppings;
- Notes on relative freshness, shape and size of bat droppings;
- Location and quantity of any bat feeding remains;
- Location of clean, cobweb-free timbers, crevices and holes;
- Location of characteristic staining from urine and/or grease marks;
- Location and quantity of bat-fly (Nycteribiidae) pupal cases;
- Location of known and potential access points to the roost; and
- Location of the characteristic smell of bats.

The following features were recorded for trees:

- Species; and
- Diameter at breast height.

Descriptions of suitable and actual roost features were recorded (including height above ground level and aspect), as well as descriptions of evidence of bats found.

Potential roost features recorded were:

- Woodpecker holes;
- Rot holes;
- Hazard beams;
- Other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
- Partially detached plately bark;
- Knot holes arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have development from flush cuts) or cavities created by branches tearing out from parent stems;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt-rots;
- Double-leaders forming compression forks with included bark and potential cavities;
- Gaps between overlapping stems or branches;
- Partially detached ivy with stem diameters in excess of 50mm; and

- Bat, bird or dormouse boxes.

The following types of evidence of use by bats were recorded for trees:

- Presence of bats;
- Bat droppings in, around or below a potential roost feature;
- Odour emanating from a potential roost feature;
- Audible squeaking at dusk or in warm weather; and
- Staining below the potential roost feature.

Buildings and trees were assessed for their bat roost suitability according to the scheme presented in Collins (2023). These categories are shown in Table 3, Table 4 and Table 5 .

Table 3: Categories to assess roost suitability in buildings (adapted from Collins, 2023)

Roost suitability	Description
None	No habitat features on Site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels)
Negligible	No obvious habitat features on Site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions* and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic hibernation site).
Moderate	A structure 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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potential for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have potential to support high conservation status roosts e.g., maternity or classic hibernation site.

*For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

The guidelines for categorisation of bats in England by distribution and rarity (adapted from Reason and Wray 2023) are shown in the tables below.

Table 4: Categories to assess roost suitability in trees (adapted from Collins, 2023)

Roost suitability	Description
None	Either no potential roost features in the tree or highly unlikely to be any
FAR	Further assessment required (FAR) to establish if potential roost features (PRFs) are present in the tree
PRF	A tree with at least one potential roost feature present

Where potential roost features were identified in trees, these were further categorised as follows.

Table 5: Guidelines for categorising the potential suitability of PRFs in trees (adapted from Collins, 2023)

Roost suitability	Description
PRF-I	The potential roost feature is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitat.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 6: Categorising bats by rarity (South-eastern/East Anglia to The Wash)

Rarity within England	Species
Rarest Annex II species and very rare	• Alcathoe's bat *Myotis alcathoe* • Barbastelle *Barbastella barbastellus*
Rarer or restricted distribution	• Whiskered bat *Myotis mystacinus* • Brandt's bat *Myotis brandtii* • Leisler's bat *Nyctalus leisleri* • Nathusius' pipistrelle *Pipistrellus nathusii* • Serotine *Eptesicus serotinus*
Widespread in many geographies, but not abundant in all	• Noctule *Nyctalus noctula* • Daubenton's bat *Myotis daubentonii* • Natterer's bat *Myotis nattereri*
Widespread	• Common pipistrelle *Pipistrellus pipistrellus* • Soprano pipistrelle *Pipistrellus pygmaeus* • Brown long-eared bat *Plecotus auritus*

Table 7: Level of importance of roost type

Geographic frame of reference	Roost type
Site, District, Local or Parish	Feeding perches Non-breeding day roosts Mating sites (excluding individual trees and swarming sites) Small numbers of hibernating bats Larger transitional roosts Maternity sites (for widespread species, unless colony atypically large)
County	Hibernation sites (excluding rarest Annex II species) Maternity sites (for widespread but not abundant in all geographies species unless colony atypically large) Autumn swarming sites (can reach regional importance depending on assemblage)
Regional	Maternity sites (depending on rarity and value of assemblage) Hibernation sites (for rarest Annex II species, depending on assemblage and size)
National/UK	Sites meeting SSSI guidelines*
International	SAC sites

*Sites meeting SSSI (Sites of Special Scientific Interest) selection guidelines include Barbastelle maternity roosts and mixed species hibernacula assemblages

3.5. Equipment

The inspection of buildings was conducted using a variety of equipment including binoculars, high-powered torch and a digital camera.

3.6. Surveyor, author and reviewer

The survey was undertaken by Hammaad Zubair-Sheikh, Graduate Ecologist at MKA Ecology Ltd and Max Ellis, Consultant Ecologist at MKA Ecology Ltd. Hammaad is within his first year as a consultant ecologist. Max has over three years' experience as an ecologist and holds a Natural England level 2 Bat Licence (CL18).

The report was written by Hammaad and reviewed by Felix Bird, Senior Ecologist at MKA Ecology Limited. Felix has seven years' experience as a consultant ecologist.

3.7. Date, time and weather conditions

See Table 8 below for details of the date, time and prevailing weather conditions recorded during the site visit for the Preliminary Ecological Appraisal.

Table 8: Date, time and weather conditions of survey visit

Date	Time of survey	Weather conditions*
11/08/2025	10:00	Wind: 2 Cloud: 1 Temp: 24°C Rain: 1

*Wind as per Beaufort Scale / Cloud cover given in Oktas.

3.8. Constraints

A single visit cannot always ascertain the presence or absence of a protected species. However, an assessment is made of the likelihood for protected species to occur based on habitat characteristics and the ecology of each species. Where there is potential for protected species, additional survey work may be required to ascertain their presence or absence.

Data on species records obtained from local biological records centres are sometimes only available at low spatial resolutions and are constrained by the voluntary nature of the contributions and what has been chosen to be submitted as records. While these records provide a useful indication of species recorded in the local area, in particular protected or notable species, the data is not necessarily an accurate reflection of species assemblages or abundance in the vicinity.

Due to access issues, only an external inspection was carried out on buildings B1 and B2. However, large windows on buildings B1 and B2 allowed for a comprehensive observation of the interiors, which comprise of offices and no features that could support bat roosts were observed. Additionally, there are no loft spaces present and therefore it is considered that the interiors of B1 and B2 are not likely to support roosts. Furthermore, there were no access points observed on the exterior of B1 and B2 that could be used by bats to enter the buildings. Therefore, the lack of an interior inspection of B1 and B2 is not considered a significant constraint. Although access into the interior of buildings B3, B4 and B5 was not possible during the site visit on 11 August 2025, an internal inspection was conducted immediately prior to the subsequent Emergence Survey on 24 September 2025 (MKA Ecology Ltd, 2025).

4. RESULTS

4.1. Desktop study

An ecological desktop study was completed for the Site and the surrounding 2km (for nationally designated sites) and 10km (for internationally designated sites). Data provided by Greenspace Information for Greater London identified some UK and European protected species, Species and Habitats of Principal Importance (as listed under Section 41 of the NERC Act 2006), and species of conservation concern within 2km of the Site. It should be noted that this is not a comprehensive list of the distribution or extent of the local flora and fauna of conservation importance. These species records are discussed in greater detail in the protected species scoping survey section (Section 4.3 below).

The data search identified one internationally designated site (South-west London Waterbodies – designated as both a Ramsar site and Special Protection Area (SPA)) within a 10km radius of 1 and 2 Longwalk Road, Uxbridge. Details of this site are displayed in Table 9 below.

Table 9: Intentional designated sites within 10km of 1 and 2 Longwalk Road, Uxbridge

Site name	Area (ha)	Distance and direction	Reasons for selection
South-west London Waterbodies (Ramsar and SPA)	828	6.6km S	The site provides internationally important habitat for overwintering and migratory waterbirds, particularly gadwall *Mareca strepera* and shoveler *Spatula clypeata*. The network of reservoirs, gravel pits, and wetlands supports large waterbird populations during winter and migration periods, offering essential feeding and roosting sites within an urban landscape. The site's ecological value lies in its combination of open water, marginal vegetation, and surrounding habitats, which together sustain significant biodiversity and contribute to the conservation of wetland-dependent species in the Thames Valley.

No statutorily designated sites were identified within a 2km radius of 1 and 2 Longwalk Road, Uxbridge.

Details of non-statutorily designated sites identified are displayed in Table 10 below. These consist of 13 Sites of Importance for Nature Conservation (SINC), with differing levels of importance. Three Sites

are of Metropolitan Importance (M), eight Sites of Borough Importance (Borough Grade 1 and Borough Grade 2 (HiB1 and HiB2) and two Sites of Local Importance (HiL).

Table 10: Non-statutorily designated sites within 2km of 1 and 2 Longwalk Road, Uxbridge

Site name	Area (ha)	Distance and direction	Reasons for selection
London's Canals (M)	187.50	320m S	London's canals support a wide range of aquatic flora, amongst which are found a number of locally uncommon species. These include narrow-leaved water plantain *Alisma lanceolatum*, rigid hornwort *Ceratopyllum demersum* and shining pondweed *Potomageton lucens.* The canals also support an important invertebrate fauna (including several species of dragon/damselflies), a diverse fish community, and breeding waterfowl.
Carp Ponds and Broads Dock (M)	3.49	515m S	Three waterbodies and a length of canal dock which support a diverse assemblage of aquatic and emergent plants. Plant species preset include great yellow-cress *Rorippa amphibia*, lesser water-parsnip *Berula erecta* and lesser reedmace *Typha angustifolia*. Kingfisher *Alcedo atthis* are also known to be present.
Lower Colne (M)	140.69	2km W	Comprises of chalk streams that collectively support a diverse aquatic and marginal flora, including several plants with a restricted London distribution. Among these are the nationally declining river water-dropwort *Oenanthe fluviatilis*, unbranched bur-reed *Sparganium emersum*, great yellow-cress *Rorippa amphibia*, bladder-sedge *Carex vesicaria*, arrowhead *Sagittaria sagittifolia*, narrow-leaved water-plantain *Alisma lanceolatum* and common water-crowfoot *Ranunculus aquatilis*. Important invertebrate fauna includes banded demoiselle damselfly *Calopteryx splendens* and breeding bird populations include kingfisher and grey wagtail *Motacilla cinerea.* Water vole is also known to be present.

Site name	Area (ha)	Distance and direction	Reasons for selection
Lake Farm Country Park (HiB1)	24.24	1km E	An extensive formerly agricultural area managed principally for nature conservation. The bulk of the grassland comprises false oat-grass *Arrhenatherum elatius* and perennial rye-grass *Lolium perenne.* Grassland wild flowers include red clover *Trifolium pratense,* scentless mayweed *Tripleurospermum inodorum.* The grassland edges are inhabited by kestrels *Falco tinnunculus*, and seasonal flocks of goldfinches *Carduelis carduelis*.
Stockley Park Country Park (HiB2)	17.78	300m NW	This large, hilly country park contains extensive grassland and other habitats including tall herbs, scrub, trees and hedgerows, much of which has been planted. The grasslands include perennial rye-grass, barren brome *Anisantha sterilis*, couch *Elytrigia repens*, creeping bent *Agrostis stolonifera* and Yorkshire fog *Holcus lanatus*. The site is good for invertebrates including the localised species Roesel's bush-cricket *Metrioptera roeselii*.
Iron Bridge Road Railsides (formerly The Piggeries) (HiB2)	1.02	320m W	The site is on an area of railway lineside that used to be grazed. The lack of grazing has resulted in the development of dense scrub. Species include bramble *Rubus fruticosus* agg. and common hawthorn *Crataegus monogyna* dominate, along with elder *Sambucus nigra* and extensive ivy *Hedera helix* cover. Dog rose *Rosa canina*, common nettles *Urtica dioica* and common ragwort *Senecio jacobaea* are interspersed.
Bolingbroke Way Sunken Pasture (HiB2)	2.29	900m E	This lightly horse-grazed meadow is surrounded on all sides by roads and has good vegetation diversity and structure, with open scrub and some decaying timber near its south end. Common species include perforate St John's wort *Hypericum perforatum*, weld *Reseda luteola,* common poppy *Papaver rhoeas* and hemlock *Conium maculatum*.

Site name	Area (ha)	Distance and direction	Reasons for selection
Uxbridge Road Scrub, Hayes (HiB2)	1.00	1.8km N	An inaccessible area of impenetrable scrubland, likely to provide shelter for a range of birds and mammals, and a breeding site for shade loving insects such as certain craneflies and ground beetles. There are a number of ash trees *Fraxinus excelsior* and there is dense ivy cover on the ground and on shaded tree-trunks.
Wall Garden Farm Sand Heaps (HiB2)	13.11	2km S	A series of large sand heaps associated with adjacent active gravel workings. These support a breeding colony of sand martins *Riparia riparia.*
River Pinn and Manor Farm Pastures (HiB2)	33.42	2km N	This stretch of the River Pinn is bordered on both sides by open grassland, much of which comprises rank grasses and tall herbs with scattered scrub. The river is generally lined by trees and shrubs such as alder *Alnus glutinosa*, crack willow Salix fragilis, ash *Fraxinus excelsior*, hawthorn and blackthorn *Prunus spinosa* but open areas of the banks are smothered in bramble and nettle *Urtica dioica*.
Stockley Business Park Lakes & Meadows (HiB2)	6.59	100m E	This site consists of well-managed habitats in the grounds of a business park. The grassland is dominated by false oat-grass and red fescue *Festuca rubra*, and contains a good diversity of wild flowers, including red clover, wild carrot *Daucus carota*, narrow-leaved ragwort and small-flowered cranesbill *Geranium pusillum*. The undulating terrain provides shelter for invertebrates under breezy conditions. Scattered trees include aspen *Populus tremula* and crack willow *Salix fragilis*. Birds regularly seen in the grassland include green woodpecker *Picus viridis* and linnet *Linaria cannabina*.

Site name	Area (ha)	Distance and direction	Reasons for selection
Stockley Road Rough (HiL)	1.75	1km S	This sliver of roughland is squeezed between Stockley Road (A408), Heath Park Golf Course and a development area. The site is a mixture of scrub, tall herbs and grasses. The scrub consists of osier *Salix viminalis*, grey willow *Salix cinerea* and hawthorn, plus dense patches of bramble.
St Mary's, Wood End (HiL)	6.82	1.5km NE	A complex mix of open spaces around St Mary's Church, the Beck Theatre and Grassy Meadows Day Centre. The rough edges of the amenity grassland to the east of Grassy Meadows Day Centre include a variety of plants such as wall lettuce *Mycelis muralis* and common knapweed *Centaurea nigra*, growing among tall perennial rye-grass, barren brome *Anisantha sterilis* and false oat-grass. A belt of dense scrub and trees north of the day centre contains a number of young aspen trees *Populus tremula*.

No Plantlife Important Plant Areas were identified as part of the desktop study. The Site falls under the Thames Basin Heath and Woodland Important Invertebrate Area (IIA), meaning that it sits within an area that has been identified as supporting populations of nationally or internationally significant invertebrates and their habitats. Habitats to note within the IIA are heathland, which is absent from the Site and surrounding area, and woodland, which is absent from the Site but does exist in close proximity to the north and north-west, albeit separated by roads.

The Site is located within a highly built environment, within a business park. The Site lies adjacent to buildings and a car park to the south and an access road to the north and east. The A408 runs adjacent to the western boundary of the Site. Stockley Golf Course and Stockley Country Park, which contain woodland, grassland, scrub and ponds, are located to the to the immediate north and north-west of the Site. However, they are separated from the Site by an access road to the north and by the A408 to the north-west, creating a significant barrier for land dwelling wildlife. However, the habitats present in the two aforementioned areas are suitable for supporting populations of bats and birds and the Site may fall under their foraging and commuting zones. There are two large, man-made ponds in close proximity to the north and east of the Site, however the access road running in between acts as a significant barrier to any wildlife. The hedgerow which forms the western boundary of Site, connects with an area of woodland and the Grand Union Canal to the south. This provides a potential wildlife corridor between the Site and woodland and canal habitats within the wider area.

The Site lies within a Natural England SSSI Impact Risk Zone (Natural England, 2019). The following planning applications listed will require LPA consultation with Natural England on the likely ecological risks associated with the development including:

- Infrastructure: Airports, helipads and other aviation proposals.
- Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes.
- Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

The proposed development does not fall within these categories and due to the type and scale of development, the risk of impacts upon designated sites is considered **negligible**. As a consequence, designated sites are not considered further in this report.

4.2. UK Habitat Classification

The Site was found to comprise of two large office buildings and three smaller buildings with associated car parks and access roads. Lines of trees dominate the eastern boundary of the Site, whilst a non-native hedgerow dominates the western boundary. Small areas of scrub, grassland and hedgerow are situated around the buildings and car parks. There are numerous scattered individual trees throughout the Site, with the highest density being in the northeast. More detailed species lists, along with their relative abundance, can be found in Appendix 2. The UK habitat classification survey map is provided in Figure 1, at the end of this section. Descriptions of the habitat types present along with dominant species compositions are provided below.

Buildings (u1b5)
There are five buildings onsite. B1 and B2 are large two-storey office buildings and are located in the east of the Site. B3 and B4 are small brick-built utility buildings situated in the car parks to the west of B1 and B2. B5 is a smaller, one-storey office building in the north of the Site. More detailed descriptions are provided in the Preliminary Roost Assessment results, in Section 4.4.

Developed land; sealed surface (u1b) (Photograph 1, Appendix 3: Site photographs)
The majority of the Site comprises car parks and access roads.

Ornamental non-native hedgerow (h2b5) (Photograph 2, Photograph 3, Photograph 4, Appendix 3: Site photographs)
There is long section of ornamental non-native hedgerow running along the western boundary of the Site. The most abundant species within the hedgerow are non-native firethorn species *Pyracantha sp*, hornbeam *Carpinus sp* and yew *Taxus sp*. There are short sections of ornamental non-native hedgerow

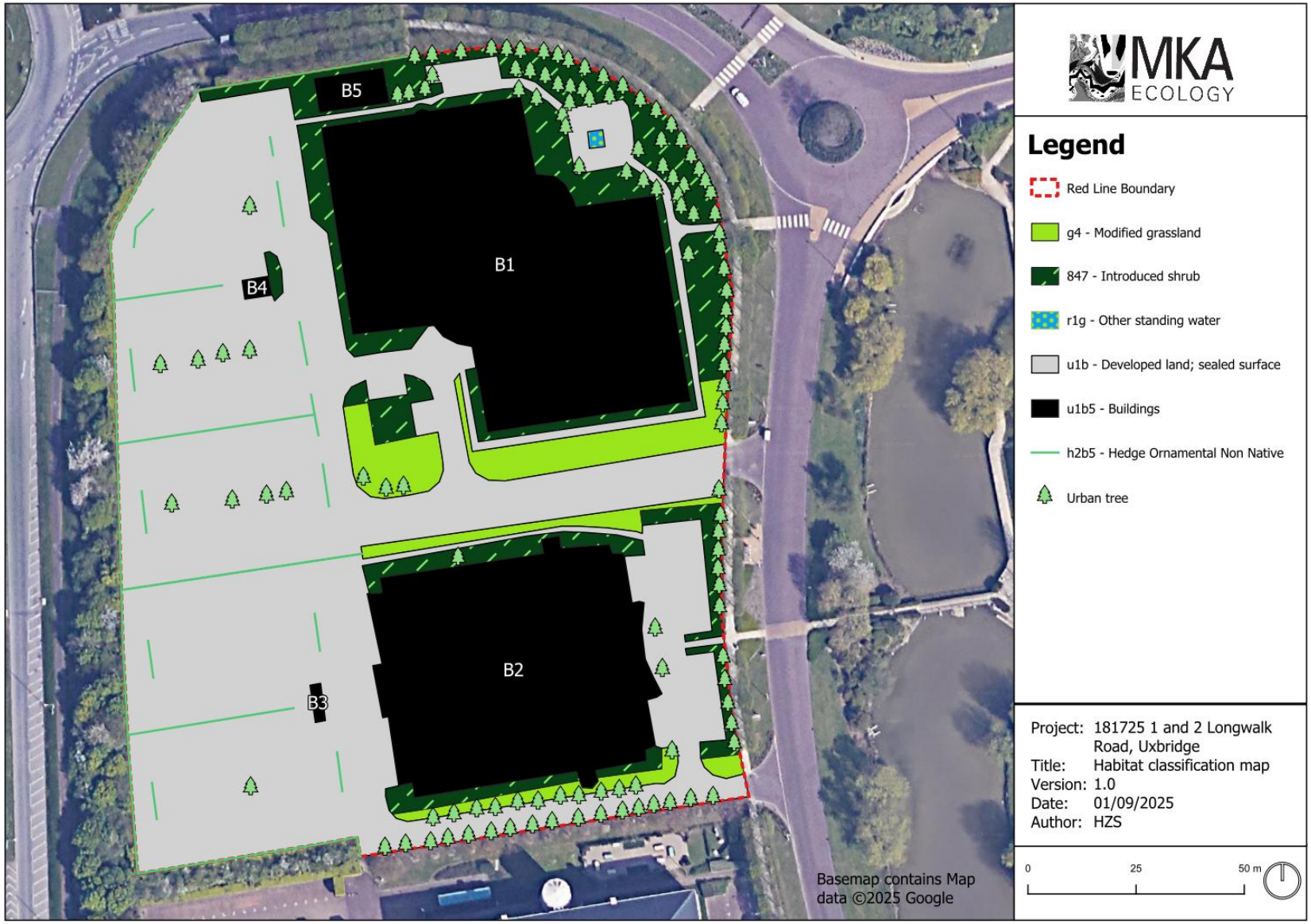
present around the car park area. These comprise mostly of non-native firethorn species, with some hornbeam also being present. These small sections of hedgerow are surrounded by the hardstanding of the car park and are regularly managed.

Modified grassland (g4) (Photograph 5, Appendix 3: Site photographs)
There are small parcels of modified grassland around the two large office buildings and a small section in the middle of the Site. All areas are regularly mown and are cut very short. The grassland is dominated by red fescue *Festuca rubra,* with some bindweed *Calystegia* and daisy *Bellis perennis* also present.

Urban - Introduced shrub (u 847) (Photograph 6*,* Appendix 3: Site photographs)
Areas of introduced shrub are present around the two large office buildings and along the eastern boundary of the Site. The scrub seems well managed and is regularly cut. Dominant species include non-native firethorn and willow-leaved cotoneaster *Cotoneaster salicifolius,* as well as some field maple *Acer campestre* and viburnum species *Viburnum sp.*

Other standing water (r1g) (Photograph 7, Appendix 3: Site photographs)
There is small artificial pond in the northeast of the Site. The pond is raised and surrounded by wooden panels which act as a significant barrier to any wildlife.

Figure 1: UK Habitat Classification map of 1 and 2 Longwalk Road, Uxbridge



4.3. Protected species scoping survey

Plants and fungi

The data search returned records of only a few species listed as Section 41 Species under the NERC Act 2006. These included pheasant's-eye, tower mustard and interrupted brome *Bromus interruptus.* The records were all from over 1km from the Site.

The data search returned some records of invasive non-native species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) within 2km of the Site boundary. Species included: Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Fallopia japonica* and species within the genus *Cotoneaster*. No Schedule 9 invasive species were identified onsite.

The non-native willow-leaved cotoneaster *Cotoneaster salicifolius* is present onsite, this species is ranked by Plantlife (2010) as requiring a 'critical' priority approach to limit its spread as it is very likely to become invasive.

No protected or notable plant species were identified onsite. The Site is dominated by either by hardstanding and built structures, or small areas of regularly managed grassland, scrubs and hedgerow which do not have high species-richness. Overall, the likelihood of protected or notable plant species being present is considered to be **negligible**. This species group is not discussed further within this report.

Invertebrates

The data search returned records of two invertebrate species protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which included stag beetle *Lucanus cervus* and white-letter hairstreak *Satyrium w-album*. However no suitable habitat for either of these species is present onsite.

No protected or notable invertebrate species were identified onsite. The Site comprises some areas of scrub, grassland and hedgerow which could provide some suitable habitat for common species of invertebrates. However, due to the lack of flora species diversity and the fact that all suitable habitats onsite are largely surrounded by built structures and hardstanding, the likelihood of protected invertebrate species being present is deemed as **negligible**. Therefore, this species group is not discussed further within this report.

Fish

The small artificial pond onsite is present for ornamental reasons and is not a suitable habitat for supporting notable fish species. There is no other suitable habitat on or immediately adjacent to the Site to support species of fish. Therefore, the likelihood of protected or notable species being present at the Site is considered to be **negligible**. This species group is not considered further in this report.

Amphibians

The data search returned records of common frog *Rana temporaria*, common toad and great crested newt. Only one record of great crested newt was returned within 2km of the Site; from an area 1.3km north of the Site, in 2020. A search of Defra's MAGIC website returned no European Protected Species Licences granted for great crested newt within 2km of the Site

There are several ponds and waterbodies within 500m of the Site in all directions, with the closest two ponds being approximately 40m to the east and 40m to the northeast. These ponds are part of the landscaping of the wider business park and have vertical embankments for a large proportion of the pond edge, making them significantly less suitable for amphibians. All of the surrounding waterbodies are isolated from the Site by access roads, dual carriageways and large areas of hardstanding and built structures which act as significant barriers to any potential amphibian movement.

The small ornamental pond onsite is isolated from the surrounding vegetation by several metres of wood panel flooring. Furthermore, it has raised edges and is lined by vertical wooden panels. This setting makes it very difficult for any amphibians to colonise the pond from the surrounding area, and also making it difficult for them to enter and exit the pond. Hence this pond is not considered a suitable habitat for amphibians.

The ornamental shrub and ornamental hedgerow onsite provides some limited shelter, however these habitats are largely surrounded by car parking and/or buildings which act as barriers for amphibian movement and so limits their suitability.

The overall likelihood of protected amphibians being present on-site is considered **negligible.**

Reptiles

The data search returned three records of slow-worm*,* with the most recent record being from 2020 in an area 1.6km north of the Site. No other reptile records were returned.

The artificial, sealed surfaces onsite are not suitable to support reptiles. Despite the presence of areas of small area of managed scrub and hedgerow, there is little habitat connectivity between these areas and the size of the suitable habitats are not large enough to support isolated populations of reptiles.

Therefore, the likelihood of presence onsite is deemed as being **negligible** and reptiles are therefore not considered further within this report.

Birds

Eight species were recorded during the site visit. These species are shown in Table 11 together with their conservation status. It is important to note that this is not a full inventory of species for the site.

Table 11: Bird species recorded during site visit at 1 and 2 Longwalk Road, Uxbridge

Common name	Systematic name	S1 W&CA[1]	BoCC[2] Status	S41 SPI[3]
Woodpigeon	*Columba palumbus*	-	Amber	-
Herring gull	*Larus argentatus*	-	Red	Yes
Sparrowhawk	*Accipiter nisus*	-	Amber	-
Red kite	*Milvus milvus*	Yes	Green	-
Jay	*Garrulus glandarius*	-	Green	-
Wren	*Troglodytes troglodytes*	-	Amber	-
Robin	*Erithacus rubecula*	-	Green	-
Goldfinch	*Carduelis carduelis*	-	Green	-

[1] Schedule 1 of The Wildlife and Countryside Act 1981 (see Appendix 1)
[2] Birds of Conservation Concern (see Appendix 1)
[3] Section 41 (NERC Act 2006) 'Species of Principal Importance' (see Appendix 1)

The data search returned 58 species of bird within 2km of the Site. Notable species include red kite, black redstart *Phoenicurus ochruros* and redwing *Turdus iliacus,* all listed as Schedule 1 species of the Wildlife and Countryside Act 1981. Some red list species of conservation concern such as herring gull, spotted flycatcher *Muscicapa striata* and house sparrow *Passer domesticus* were also recorded in the data search. However, the risk of red kite, or any other species listed on Schedule 1 of the Wildlife and Countryside Act 1981 breeding onsite is considered to be **negligible** due to the lack of suitable habitats.

The hedgerows and numerous scattered trees (especially the area of beech trees in the northeast of the Site) provide suitable nesting habitat for common species of bird. The risk of nesting birds being present is considered to be **moderate**, but the risk of a notable species breeding assemblage being present within the Site is **negligible**.

The hedgerows offer food sources for common and expected wintering birds; however, the overall suitability of the Site is low. The likelihood of a notable overwintering assemblage of birds being present is considered to be **negligible**.

Bats

An assessment of the suitability of the Site for bats is provided in Section 4.4 below.

Hedgehog

The data search returned 52 records of hedgehog *Erinaceus europaeus* within 2km of the Site, with the closest record 823m east of the Site in 2019. The comprises areas of grassland, scrub and hedgerow which provide foraging opportunities and shelter for hedgehog. There is some habitat connectivity

through the hedgerow along the western red line boundary, which connects with areas of woodland to the south. However, the setting of the Site within a business park, surrounded by built structures and hard standing, lower the suitability of the Site for hedgehog. Overall, the likelihood of hedgehog presence onsite is considered to be **low.**

Water vole

One record of water vole *Arvicola amphibius* was returned from the data search from an area 809m east of the Site in 2008. However, there is no suitable habitat onsite to support populations of water vole and the risk of presence is considered **negligible** and they are not considered further within this report.

Badgers

No records of badgers were returned from the data search and there is no suitable habitat onsite to support populations of badgers. Therefore, the risk of presence is considered **negligible** and they are not considered further within this report.

Other mammals

The habitats present on Site are not considered suitable to support any other protected mammal species. Therefore, the risk of presence is considered **negligible** and they are not considered further within this report.

4.4. Preliminary Roost Assessment

Desktop study

The data search returned records of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus* and noctule *Nyctalus noctula*. These species are listed in Table 12. All four species are common within the UK and are typical of the bat species commonly found within Greater London. It should be noted that this is not a comprehensive list of the distribution or extent of the local bat species.

Table 12: Bat species records returned by the data search for 1 and 2 Longwalk Road, Uxbridge

Common name	Systematic name	Date of nearest record	Date of most recent record	Section 41 species*	Local priority species**
Brown long-eared bat	*Plecotus auritus*	2019	2019	Yes	Yes
Common pipistrelle	*Pipistrellus pipistrellus*	2015	2019	-	Yes
Noctule	*Nyctalus noctula*	2015	2015	Yes	Yes
Soprano pipistrelle	*Pipistrellus pygmaeus*	2019	2019	Yes	Yes

*Section 41 (species of principal importance for the purpose of conserving biodiversity) under the Natural Environment and Rural Communities Act 2006

**London Priority Species (2019)

The majority of records returned by the data search are from common pipistrelle and soprano pipistrelle. Pipistrelle species are commonly found roosting in crevices under roof tiles, lead flashing and behind weather boarding. Noctules are primarily tree dwellers and found many in tree rot holes and woodpecker holes. They are commonly known to hibernate in buildings and other man-made structures. Brown long-eared bats roost in holes in trees and old buildings, and feed in gardens and woodland.

A search of Defra's MAGIC website returned no European Protected Species Licences granted for bats within 2km of the Site.

The Site comprises largely of hardstanding and built structures. However, the hedgerows, scrub and lines of trees present onsite provide suitable foraging and commuting opportunities for bats. The hedgerow along the western boundary of the Site provides a continuous link with an area of woodland and the Grand Union Canal to the south, habitats which are also suitable for foraging However, due to the noise and light pollution from the surrounding business park and major roads, this suitability is

reduced. Therefore, the potential for the Site to support foraging and commuting bats is considered **low.**

Preliminary Roost Assessment

No direct evidence of roosting bats was found during the survey. However, some Potential Roost Features (PRF) were identified on the buildings at the Site. These include small gaps in the brickwork and weep vents (B4), a gap underneath the soffit (B5), cavities above the wooden door/gate, potential access points through the door on the northern aspect and wooden beams creating numerous crevices and gaps within the interior of B3. The aforementioned features are considered as having low potential for roosting bats. A few PRFs were identified on buildings B1 and B2, which include crevices of suitable size for bat roosts. However, due to the building material, these features are of very low potential.

Table 13 below outlines the results of the Preliminary Roost Assessment in more detail.

Table 13: Building inspection results

Building	Roost suitability	Description	Bat roost evidence and potential
B1 and B2	Very Low	Both buildings are two storey commercial units. Tiled pitched roof with flat sections. Brick and breeze block construction, covered in metal cladding. Some areas are glass fronted. Flat windows within metal frames. Both buildings are partially in use.	No direct evidence of bats was recorded. Both buildings are covered in metal cladding. The gaps in the cladding (PRF2, Photograph 9Photograph 10 Photograph 11) are of a suitable size for common species of bats to roost within, or to gain access into the area behind the cladding. However, the material of cladding and the surrounding metal frames reduce the suitability of these features. This is due to the temperature fluctuations which may make these features become too hot or cold for bats. Although it is very unlikely that both buildings will support bat roosts, there is enough potential in the features present for them to be taken into consideration.
B3	Low	One storey, brick-built utility building with flat roof.	No direct evidence of bats was recorded. PRF4 (Photograph 13): The wooden panels on the northern aspect door provide access points into the

Building	Roost suitability	Description	Bat roost evidence and potential
			interior of the building. The interior has potential to support roosts of pipistrelle species and brown long-eared bats. PRF5 (Photograph 14): There are cavities of a suitable size to support bat roosts on both sides of the upper door frame on the eastern aspect of the building. PRF6 (Photograph 15): Wooden beams along the ceiling of the interior of the building create crevices and gaps of suitable size for bat roosts.
B4	Low	One storey, brick-built utility building with flat roof.	No direct evidence of bats was recorded. PRF3 (Photograph 12): There are weep vents and small gaps of suitable bat roost potential between the brickwork on all sides of the building.
B5	Low	One storey building with flat roof. Covered in plastic cladding.	No direct evidence of bats was recorded. PRF1 (Photograph 8): There is a gap under the soffit on the north side of buildings. The gap is of a suitable size to the support the roosts of pipistrelle bat species and it may also provide access into the interior roof space, which is a common roosting habitat for brown long-eared bats.

Table 14: Tree inspection results

Tree	Species	Roost suitability	Descriptions of potential/actual roost features
1	*Acer sp.*	Negligible	Early-mature with a height of 10m in height trunk diameter of 20cm. No potential bat roost features observed.
2	Hornbeam *Carpinus betulus*	Negligible	Early-mature with a height of 10m in height trunk diameter of 15cm. No potential bat roost features observed.
3	Hornbeam	Negligible	Early-mature with a height of 10m in height trunk diameter of 25cm. No potential bat roost features observed.

Tree	Species	Roost suitability	Descriptions of potential/actual roost features
4	*Prunus sp.*	Negligible	Early-mature with a height of 10m in height trunk diameter of 35cm. No potential bat roost features observed.
5, 11, 12, 13, 15 and 18	Non-native species	Negligible	All young with a height of 5m in height trunk diameter of 10cm. No potential bat roost features observed.
6-8	*Prunus sp.*	Negligible	All young with a height of 6m in height trunk diameter of 8cm. No potential bat roost features observed.
9, 10, 14 and 16	Turkey oak *Quercus cerris*	Negligible	All early-mature with a height of 7m in height trunk diameter of 20cm. No potential bat roost features observed.
19, 20, 24	Silver birch *Betula pendula*	Negligible	All early-mature with a height of 10m in height trunk diameter of 12cm. No potential bat roost features observed.
21 – 35, 38 - 49	*Tilia sp*.	Negligible	All early-mature with a height of 10m in height trunk diameter of 15cm. No potential bat roost features observed.
36	*Acer sp.*	Negligible	Early-mature with a height of 10m and trunk diameter of 20cm. No potential bat roost features observed.
37	Non-native birch species *Betula sp.*	Negligible	Early-mature with a height of 15m and trunk diameter of 25cm. No potential bat roost features observed.
50 - 77	*Acer sp.*	Negligible	All early-mature with a height of 15m and trunk diameter of 25cm. No potential bat roost features observed.
78 - 121	*Tilia sp*.	Negligible	All early-mature with a height of 15m in height trunk diameter of 30cm. No potential bat roost features observed.

Figure 2: Preliminary Roost Assessment results at 1 and 2 Longwalk Road, Uxbridge

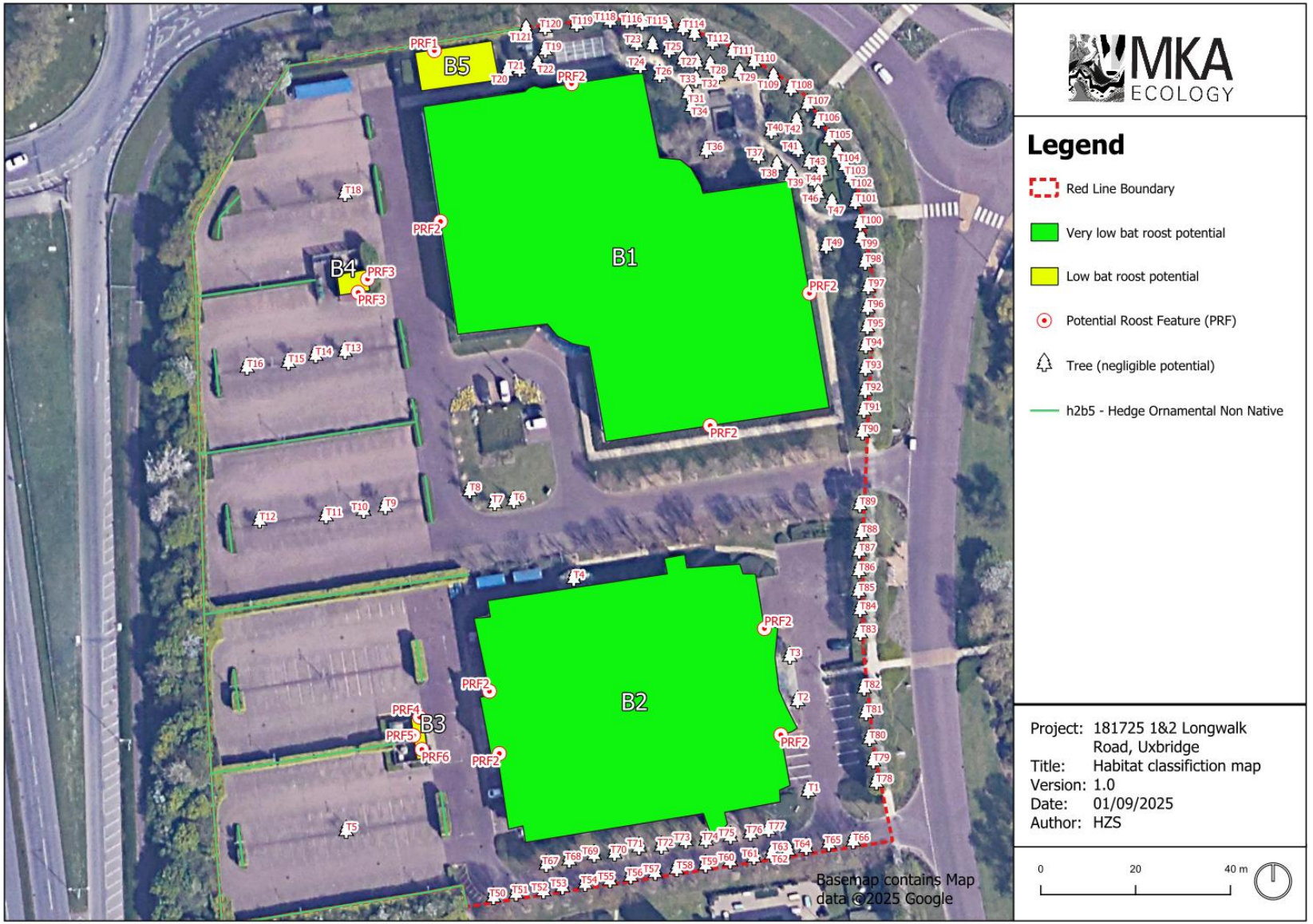


Table 15: Points for Figure 2:

Potential Roost Features (PRF)	Description	Photographs (Appendix 3)
PRF1	Gap under soffit.	Photograph 8
PRF2	Gaps leading to suitable sized space behind cladding.	Photograph 9Photograph 10 Photograph 11
PRF3	Weep vents.	Photograph 12
PRF4	Space between wooden panels provides access for bats into interior of building.	Photograph 13
PRF5	Cavities within door frame.	Photograph 14
PRF6	Wooden beams within B3 create gaps and crevices of suitable size for bat roosts.	Photograph 15

5. ECOLOGICAL CONSTRAINTS, OPPORTUNITIES AND RECOMMENDATIONS

This section outlines key ecological issues for consideration, recommendations for further work and ecological enhancements where appropriate.

On-Site habitats

There are numerous scattered trees within the Site which are considered to be of ecological value and as such, it is recommended that these trees be retained, where possible. This is in line with Policy G7 of the London Plan (GLA, 2021). Retained trees should be protected during demolition and construction using root protection fencing around the root zones in accordance with British Standards BS 5837 2012: Trees in Relation to Construction.

Recommendation 1

Retain and protect the scattered trees within the Site, where possible. Retained trees should be protected during works using root protection fencing.

Willow-leaved cotoneaster is an invasive species and although not subject to legal parameters, it is considered a high-risk invasive species (Plantlife, 2010). Therefore, as a precautionary measure, it is recommended all instances of willow-leaved cotoneaster are removed appropriately to prevent the species spreading further.

Recommendation 2

All instances of willow-leaved cotoneaster should be appropriately removed during construction.

Birds

The hedgerows and numerous scattered trees onsite provide suitable habitat for common species of nesting birds. All wild birds, their active nests and eggs are protected under The Wildlife and Countryside Act 1981 (as amended), which makes it an offence deliberately, or recklessly, to kill or injure any wild bird or damage or destroy any active birds' nest or eggs.

Scheduling vegetation removal and building demolition works between the months of September and February inclusive (i.e. outside of the bird season) would avoid impacts on breeding birds.

Where vegetation removal and building demolition works are required during the breeding bird season (between the months of March and August inclusive), such works can only proceed following the completion of a nesting bird check undertaken by an experienced ornithologist. Any active birds' nest identified during this check must be protected from harm until the nesting attempt is complete. This will

require a buffer to be left around the nest, the size of which will depend upon the species involved (as a general rule, this will be 10m in all directions around the nest). Any buffers established as a result of the initial nesting bird check must be subjected to a second check after the original nesting attempt is completed, before such areas can be removed during the breeding bird season.

Recommendation 3

Schedule vegetation clearance and building demolition works between the months of September and February inclusive to avoid impacts on breeding birds. Where this timing is not feasible works should be preceded by a nesting bird check.

It is strongly recommended that any potential nesting bird habitat is cleared outside the breeding bird season in order to avoid potentially lengthy delays if nests are found during nesting bird checks.

Bats

Buildings B3, B4 and B5 have low potential for supporting roosting bats. If roosts are present, the proposed development may cause impacts upon individual bats or the roost directly. Indirect impacts are also possible through increased lighting, noise, dust or vibration.

All bat species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of Conservation of Habitats and Species Regulations 2017 (as amended). Bats are also Species of Principal Importance listed on Section 41 of the NERC Act 2006. It is an offence to deliberately disturb a bat, damage or destroy a bat roost, intentionally or recklessly disturb a bat at a roost, or obstruct access to a roost.

According to Best Practice Guidelines (Collins, 2023), buildings with low risk of supporting roosting bats require a minimum of one bat emergence survey to prove likely absence. Should bats be found to be roosting at the Site during the recommended survey effort, additional surveys may be required in order to obtain sufficient information to support a Natural England bat licence application (usually three surveys are sufficient). It will be necessary to identify all species of bats using the site, their population sizes and gather detailed information on how they are using the buildings (for example, locations of roosts and access points). It will then be necessary to produce a method statement to show how bats will be protected during development works and how provision for roosting will be made during and after development. Should these additional surveys be required, they would have to be undertaken in the survey season of 2026. Table 16 summarises the suitability for roosting bats in each building and the number of bat emergence surveys required.

Table 16: Bat roost suitability for buildings and number of emergence surveys required

Building name	Bat roost suitability	Number of bat emergence surveys required
B3	Low	1
B4	Low	1
B5	Low	1

It is recommended that best practice guidelines are followed with a minimum of one emergence survey conducted for B3, B4 and B5 (Collins, 2023). Emergence surveys must be conducted between May and September inclusive.

Recommendation 4

Undertake bat emergence surveys at 1 and 2 Longwalk Road, Uxbridge. Following best practise guidelines, a minimum of one emergence survey will be required to ascertain the presence of absence of roosting bats and any mitigation measures required.

A few Potential Roost Features were identified on buildings B1 and B2. However, due to the building material, these features are of very low potential**.** It is recommended that the demolition of buildings B1 and B2 should be carried out under ecological supervision and Potential Roost Features should be removed through soft stripping. It is recommended that the mitigation measures to be adopted throughout the construction phase of the development should be documented within a Construction and Environmental Management Plan (CEMP). The CEMP will outline the sensitive working measures to be followed to ensure that the very low risk of adverse impacts are avoided during the construction phase. If a roost is discovered during the supervised soft strip, works must stop and a licence sought from Natural England.

Recommendation 5

Produce a Construction Environmental Management Plan (CEMP) detailing measures by which the proposed works will minimise disturbance to any bat roosts identified during the construction phase.

The numerous trees onsite and the presence of multiple hedgerows provides suitable habitat for commuting and foraging activity for bats. Bat roosting behaviour, commuting and foraging activity can be dramatically affected by artificial lighting (Institution of Lighting Professionals, 2023). It is strongly recommended that any proposed exterior lighting on the new buildings and access roads is designed and managed appropriately to ensure that the area remains suitable for foraging bats. A sensitive lighting scheme should be developed to allow suitable roosting and foraging areas for bats. The sensitive lighting strategy should be developed following the guidelines set out by the Institution of Lighting Professionals Guidance Note 08/23 (2023). These measures should be secured through a planning condition.

Recommendation 5

Light pollution from any lighting should be minimised both during and after the construction phase. A sensitive lighting scheme should be developed and secured through a planning condition to allow for suitable roosting and foraging areas for bats within the site.

The creation of log piles and deadwood features at the Site, post development, will be valuable for a wide range of wildlife including hedgehogs, invertebrates and reptiles, by providing foraging resources and suitable places to shelter. Deadwood features could include rotting roots or tree stumps spread around various locations. Drilling holes into the deadwood features will further attract a wide diversity of invertebrates, which would in turn benefit a range of other species such as reptiles and hedgehogs.

Recommendation 6

Incorporate the provision of log piles and deadwood features onsite to provide suitable habitat for a wide range of species.

Opportunities for biodiversity enhancement

Following the issue of the National Planning Policy Framework (NPPF; see Appendix 1), all planning decisions should aim to maintain and enhance, restore or add to biodiversity and geological conservation interests. Ecological enhancements should aim to deliver biodiversity gains for the proposed development site. The Environment Act 2021 requires developments to deliver a demonstrable increase in biodiversity value of at least 10%. A Biodiversity Net Gain Assessment in line with the Defra Statutory Metric is recommended to inform the site design and ensure sufficient gains are achieved.

Recommendation 7

Undertake a Biodiversity Net Gain Assessment of 1 and 2 Longwalk Road, Uxbridge

The Environment Act 2021 states that all Biodiversity Net Gain assessments must be accompanied by an appropriate thirty-year management plan, outlining how the habitats will be created and managed over that time period. This serves to ensure that all proposed habitats achieve the desired ecological value used in net gain calculations. It is recommended that a Habitat Management and Monitoring Plan (HMMP) is produced in order to ensure legislative compliance.

Recommendation 8

Produce a Habitat Management and Monitoring Plan post- planning permission outlining the means of delivery of the net gain proposals developed within a 30-year management plan.

The London Plan also sets out targets for green infrastructure value in new urban developments. Predominantly commercial developments must achieve an Urban Greening Factor (UGF) score of at least 0.3. A UGF assessment should be undertaken and submitted as part of the planning submission.

Recommendation 9

A UGF assessment should be undertaken for the proposed development at the Site.

Green infrastructure including green roofs and green walls has become a fundamental part of urban site and building design, creating floral and faunal opportunities in otherwise ecologically featureless areas of hardstanding. It is strongly recommended that all green infrastructure to be created is designed with maximum biodiversity value in mind. Such green infrastructure features have been identified as an opportunity to maximise biodiversity within urban and sub-urban areas within Policies G1 and G5 within the London Plan.

Green roofs can be installed on any flat, or slightly sloping, roof surface and can be beneficial for a wide variety of species. The provision of a green roof would be an attractive option for both increasing biodiversity and providing an attractive feature within the development.

Green walls are essentially walls with living plants growing on them, enhancing otherwise featureless areas. The process of allowing and encouraging plants to grow on and up walls allows the natural environment to be extended into urban areas. Green walls that comprise climbers and light weight support structures such as wires and trellis are relatively cheap to develop and maintain. Creating green walls by allowing climbing species to attach themselves to the actual structure of existing walls or fences is also a viable option.

The inclusion of green roofs and green walls is in line with Local Policy DMEI1 of the London Borough of Hillingborough Local Plan Part 2 which states:

'All development proposals are required to comply with the following:

i. All major development6 should incorporate living roofs and/or walls into the development. Suitable justification should be provided where living walls and roofs cannot be provided;…'

Recommendation 10

Include green infrastructure provision within the development designs in order to ensure biodiversity gains for local priority species and biodiversity in general. The provision of green roofs and green walls will address both national and local policy and help to deliver UGF and BNG targets.

Planting of native species or those with a known attraction or benefit to local wildlife is recommended in landscape proposals. This will help to increase native plant species diversity, provide more ecologically valuable habitats, and result in a greater diversity of other dependent taxonomic groups. It is recommended nectar-rich and night-flowering species are included to attract a wide diversity of invertebrates.

Recommendation 11

It is recommended that native British species are incorporated within the planting scheme for the final landscaping design in order to enhance the overall value of the site for biodiversity, in line with the requirements of the NPPF.

Enhanced opportunities for breeding birds should be incorporated into the design scheme. Bird boxes should be mounted on trees, fences and built structures at the site. It is recommended that a focus be placed on notable building dependant species such as swift *Apus apus* as well as the provision of generalist boxes. Examples of suitable boxes are shown in Appendix 4 together with information concerning the correct siting of these enhancement features.

Recommendation 12

A minimum of six swift boxes and two generalist species boxes should be installed at the Site.

The wider landscape has the potential for use by foraging bats. With this in mind, enhanced opportunities for roosting bats should also be provided at the site through installation of bat boxes.

Recommendation 13

Provisions should be made for roosting bats at the site post-development, to include integrated or wall mounted bat bricks/boxes and bat boxes mounted on trees. The box specifications will be detailed following the further emergence surveys.

Summary of recommendations

Table 17 below summarises the recommendations made within this report and specifies the stage of the development at which action is required. Colour coding of cells within the table is as follows:

Key:

No action required for this species group at this stage

Action required (see notes for details)

Level of action required will be determined following the further survey work

Table 17: Summary of recommendations at 1 and 2 Longwalk Road, Uxbridge

Species	Pre-planning action required?	Pre-construction action required?	Construction phase mitigation required?	Enhancements proposed?
Habitats	Produce a BNG and UGF and retain trees where possible	No	Protection of retained trees	Native, nectar-rich and night-flowering planting and replacement of any lost trees with native species. Log piles, deadwood features.
Invasive species	No	No	Appropriate removal of all instances of willow-leaved cotoneaster	Native planting
Birds	No	No	Timing of works for vegetation removal	Incorporate integrated/mounted bird

Species	Pre-planning action required?	Pre-construction action required?	Construction phase mitigation required?	Enhancements proposed?
				boxes into new buildings and existing trees onsite
Bats	Further survey work and produce a sensitive lighting scheme	TBC for B3, B4 and B5 Produce a CEMP for the demolition of buildings B1 and B2	TBC	Incorporate bat boxes into new buildings and trees

6. CONCLUSIONS

In August 2025 MKA Ecology Limited undertook a Preliminary Ecological Appraisal and Preliminary Roost Assessment at 1 and 2 Longwalk Road, Uxbridge, in order to support a planning application for the demolition of the existing buildings onsite and construction of two large warehouses. The Site comprises of three main buildings (two large two-storey office buildings and one single-story office building), two brick-built utility buildings and associated parking areas and access roads. There are areas of hedgerow, lines of trees, shrub and grassland that border the buildings and parking areas.

Ecological constraints associated with the Site include the roosting bat potential identified on the buildings at the Site. Buildings B3, B4 and B5 have low potential to support roosting bats and will require a single bat emergence survey to determine presence/likely absence of bats. The bat emergence survey should be undertaken between the months of May and September inclusive. A few features of very low potential were identified on buildings B1 and B2. The demolition of these buildings should be carried out under ecological supervision, details of which should be produced in a CEMP.

The hedgerows and numerous scattered trees onsite provide suitable habitat for common species of nesting birds. There are ecological timing constraints going forward relating to breeding birds; vegetation clearance at the Site should ideally avoid the nesting bird season (March-August inclusive). The Site contains numerous scattered trees and these should be retained where possible. Where it is not possible to retain the trees, they should be replaced with the planting of native species. All retained trees should be protected during works using root protection fencing. Willow-leaved cotoneaster is an invasive species which is present onsite and although not subject to legal parameters, it is recommended all instances of willow-leaved cotoneaster are appropriately removed as a precautionary measure.

A number of biodiversity enhancements are proposed as part of this development in order to address the local and national planning policy targets. This includes the planting of native species, nectar-rich and night flowering species, the installation of eight bird boxes, and the creation of log piles and deadwood features . Incorporating green roofs/walls into the site design is also recommended to help deliver biodiversity targets.

A UGF assessment should be undertaken and submitted as part of the planning submission, in order confirm the targets set out by The London Plan are met. A BNG Assessment will also be undertaken to ensure the proposed development provides a significant increase in biodiversity and green infrastructure provision, which should be updated following any revisions. A HMMP should be produced as to ensure the successful creation and long-term management of all habitats to be created at the Site.

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8. APPENDICES

8.1. Appendix 1: Relevant wildlife legislation and planning policy

Please note that the following is not an exhaustive list, and is solely intended to cover the most relevant legislation pertaining to species commonly associated with development sites.

Subject	Legislation (England)	Relevant prohibited actions
Amphibians		
Great crested newt *Triturus cristatus* Natterjack toad *Epidalea calamita*	Schedule 2 of Conservation of Habitats and Species Regulations (2017) Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	• Deliberately capture or kill, or intentionally injure; • Deliberately disturb or recklessly disturb them in a place used for shelter or protection; • Damage or destroy a breeding site or resting place; • Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection; and • Possess an individual, or any part of it, unless acquired lawfully.
Reptiles		
Common lizard *Zootoca vivipara* Adder *Vipera berus* Slow-worm *Anguis fragilis* Grass snake *Natrix helvetica helvetica*	Part of Sub-section 9(1) of Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill or injure individuals of these species (Section 9(1)).

Subject	Legislation (England)	Relevant prohibited actions
Sand lizard *Lacerta agilis* Smooth snake *Coronella austriaca*	Full protection under Section 9 of Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	• Deliberately or intentionally kill, capture (take) or intentionally injure; • Deliberately disturb; • Deliberately take or destroy eggs; • Damage or destroy a breeding site or resting place or intentionally damage a place used for shelter; or • Intentionally obstruct access to a place used for shelter.
Birds		
All wild birds	Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure, or take any wild bird or their eggs or nests.
'Schedule 1' birds	Schedule 1 of the Wildlife and Countryside Act 1981 (as amended)	• Disturb any wild bird listed on Schedule 1 whilst it is building a nest or is in, on, or near a nest containing eggs or young; or • Disturb the dependent young of any wild bird listed on Schedule 1.
Mammals		
Bats (all UK species)	Schedule 2 of Conservation of Habitats and Species Regulations (2017)	• Deliberately capture, injure or kill a bat; • Deliberately disturb a bat (disturbance is defined as an action which is likely to: (i) Impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) Impair their ability to hibernate or migrate; or (iii) Affect significantly the local

Subject	Legislation (England)	Relevant prohibited actions
	Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	distribution or abundance of the species); • Damage or destroy a bat roost; • Intentionally or recklessly disturb a bat at a roost; or • Intentionally or recklessly obstruct access to a roost. In this interpretation, a bat roost is "*any structure or place which any wild [bat]...uses for shelter or protection*". Legal opinion is that the roost is protected whether or not the bats are present at the time.
Badger *Meles meles*	Protection of Badgers Act 1992	Under Section 3 of the Act: • Damage a sett or any part of it; • Destroy a sett; • Obstruct access to, or any entrance of, a sett; or • Disturb a badger when it is occupying a sett. A sett is defined legally as any structure or place which displays signs indicating current use by a badger (Natural England 2007).
Hazel dormouse *Muscardinus avellanarius*	Schedule 2 of Conservation of Habitats and Species Regulations (2017)	• Intentionally or deliberately capture or kill, or intentionally injure;

Subject	Legislation (England)	Relevant prohibited actions
	Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Deliberately disturb or intentionally or recklessly disturb them in a place used for shelter or protection; • Damage or destroy a breeding site or resting place; • Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection; and • Possess an individual, or any part of it, unless acquired lawfully.
Otter *Lutra lutra*	Schedule 2 of Conservation of Habitats and Species Regulations (2017) Section 9(4)(b) and (c) of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Deliberately capture, injure or kill an otter; • Deliberately disturb an otter in such a way as to be likely to significantly affect the local distribution or abundance of otters or the ability of any significant group of otters to survive, breed, rear or nurture their young; • Intentionally or recklessly disturb any otter whilst it is occupying a holt; • Damage or destroy or intentionally or recklessly obstruct access to an otter holt.
Water vole *Arvicola amphibius*	Section 9 of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure or take water voles; • Possess or control live or dead water voles or derivatives; • Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection; or • Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.

Subject	Legislation (England)	Relevant prohibited actions
Crustaceans		
White-clawed crayfish *Austropotamobius pallipes*	Section 9(1) of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure or take white-clawed crayfish by any method.

The Environment Act 2021

Full legislation text available at: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

The Environment Act 2021, sets out key legislation after the UK's exit from the European Union. With the largest changes to green regulations in decades, the Act includes the establishment of an Office for Environmental Protection, targets on air pollution, water quality and biodiversity, and the enshrinement of the 25 Year Environment Plan in law. The Act also makes provisions for a mandatory 10% net gain in biodiversity for all developments covered by the Town and Country Planning Act and it also introduces a statutory requirement for Local Nature Recovery Strategies.

The Conservation of Habitats and Species Regulations 2017 (as amended)

Full legislation text available at: The Conservation of Habitats and Species Regulations 2017 (as amended) (legislation.gov.uk)

The Wildlife and Countryside Act 1981 (as amended)

Full legislation text available at: http://www.legislation.gov.uk/ukpga/1981/69/contents.

Countryside and Rights of Way Act 2000

Full legislation text available at: http://www.legislation.gov.uk/ukpga/2000/37/contents

Protection of Badgers Act 1992

Full legislation text available at: http://www.legislation.gov.uk/ukpga/1992/51/contents

Section 41 of Natural Environments and Rural Communities (NERC) Act 2006

Full legislation text available at: http://www.legislation.gov.uk/ukpga/2006/16/section/41

Many of the species above, along with a host of others not afforded additional protection, are listed on Section 41 of the NERC Act 2006.

Section 41 (S41) of the Natural Environment and Rural Communities (NERC Act 2006) requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn

up in consultation with Natural England and draws upon the UK Biodiversity Action Plan (BAP) List of Priority Species and Habitats.

The S41 list should be used to guide decision-makers such as local and regional authorities to have regard to the conservation of biodiversity in the exercise of their normal functions – as required under Section 40 of the NERC Act 2006. The duty applies to all local authorities and extends beyond just conserving what is already there, to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Schedule 9 of Wildlife and Countryside Act 1981 (as amended)

In addition to affording protection to some species, The Wildlife and Countryside Act 1981 (as amended) also names species which are considered invasive and require control. Section 14 of the Act prohibits the introduction into the wild of any animal of a kind which is not ordinarily resident in, and is not a regular visitor to, Great Britain in a wild state, or any species of animal or plant listed in Schedule 9 to the Act. In the main, Schedule 9 lists non-native species that are already established in the wild, but which continue to pose a conservation threat to native biodiversity and habitats, such that further releases should be regulated.

Wild Mammals (Protection) Act 1996

Full legislation text is available at: http://www.legislation.gov.uk/ukpga/1996/3/contents

Under this legislation it is an offence to cause unnecessary suffering to wild mammals, including by crushing and asphyxiation. It largely deals with issues of animal welfare, and covers all non-domestic mammals including commonly encountered mammals on development sites such as rabbits, foxes and field voles.

Birds of Conservation Concern (BoCC)

This is a quantitative assessment of the status of populations of bird species which regularly occur in the UK, undertaken by the UK's leading bird conservation organisations. It assesses a total of 245 species against a set of objective criteria to place each on one of three lists – Green, Amber and Red – indicating an increasing level of conservation concern. There are currently 70 species on the Red list, 103 on the Amber list and 72 on the Green list. The classifications described have no statutory implications, and are used merely as a tool for assessing scarcity and conservation value of a given species.

National Planning Policy Framework (NPPF)

Full text is available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

The revised NPPF was updated on 12 December 2024 setting out the Government's planning policies for England and the process by which these should be applied. The policies within the NPPF are a material consideration in the planning process. The key principle of the NPPF is a presumption in favour of sustainable development, with sustainable development defined as a balance between economic, social and environmental needs.

Policies 187 to 201 of the NPPF address conserving and enhancing the natural environment, stating that the planning system should:

- Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes;
- Recognise the wider benefits of ecosystem services; and
- Minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Furthermore, there is a focus on re-use of existing brownfield sites or sites of low environmental value as a priority, and discouraging development in and around National Parks, Sites of Specific Scientific Interest, the Broads, and National Landscapes other than in exceptional circumstances.

Where possible, planning policies should also:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

8.2. Appendix 2: UK Habitat Classification species list

Please note that these lists are intended to be incidental records and do not constitute a full botanical survey of the site. Relative abundance is given using the DAFOR scale. Please see Table 2 for details.

Ornamental non-native hedgerow (h2b5)

Common Name	Systematic Name	Relative abundance
Firethorn	*Pyracantha sp*	A
Hornbeam	*Carpinus sp*	A
Yew	*Taxus sp*	A
Ivy	*Hedera sp*	F

Modified grassland (g4)

Common Name	Systematic Name	Relative abundance
Red fescue	*Festuca rubra*	A
Bristly ox-tongue	*Picris echioides*	F
Buttercup	*Ranunculus*	F
Daisy	*Bellis perennis*	F
Dandelion	*Taraxacum*	F
Ground-ivy	*Glechoma hederacea*	F
Hawkbit	*Leontodon hispidus x saxatilis*	F
Selfheal	*Prunella vulgaris*	F
Speedwell	*Veronica*	F
Thistle	*Cirsium*	F
Borage	*Borago officinalis*	O
Tall fleabane	*Erigeron elatior*	O
Bindweed	*Calystegia sp.*	R

Introduced shrub (847)

Common Name	Systematic Name	Relative abundance
Beech	*Fagus sylvatica*	F
Cherry laurel	*Prunus laurocerasus*	F

Common Name	Systematic Name	Relative abundance
Field maple	*Acer campestre*	F
Firethorn	*Pyracantha sp*	F
Garden privet	*Ligustrum ovalifolium*	F
Hornbeam	*Carpinus sp*	F
Ivy	*Hedera sp*	F
Lime	*Tilia sp*	F
Maple	*Acer sp*	F
Yew	*Taxus sp*	F
Lavender	*Lavandula*	O
Viburnum	*Viburnum sp*	O
Willow-leaved cotoneaster	*Cotoneaster salicifolius*	O

8.3. Appendix 3: Site photographs

Photograph 1: Example of developed land; sealed surface (u1b) – Car park in north-west

Photograph 2: Example of ornamental non-native hedgerow (h2b5) – Hedgerow along western red line boundary

Photograph 3: Example of ornamental non-native hedgerow (h2b5) – Hedgerow in north-west car park

Photograph 4: Example of ornamental non-native hedgerow (h2b5) – Hedgerow in south-west car park

Photograph 5: Example of modified grassland (g4) – grassland to the south of B1

Photograph 6: Example of introduced shrub (847) – area of introduced scrub to the north of B2

Photograph 7: Other standing water (r1g) – ornamental pond

Photograph 8: PRF1 – Gap under soffit

Photograph 9: PRF2 – Gaps leading to suitable sized space behind cladding (western aspect of B2)

Photograph 10: PRF2 – Gaps leading to suitable sized space behind cladding (northern aspect of B2)

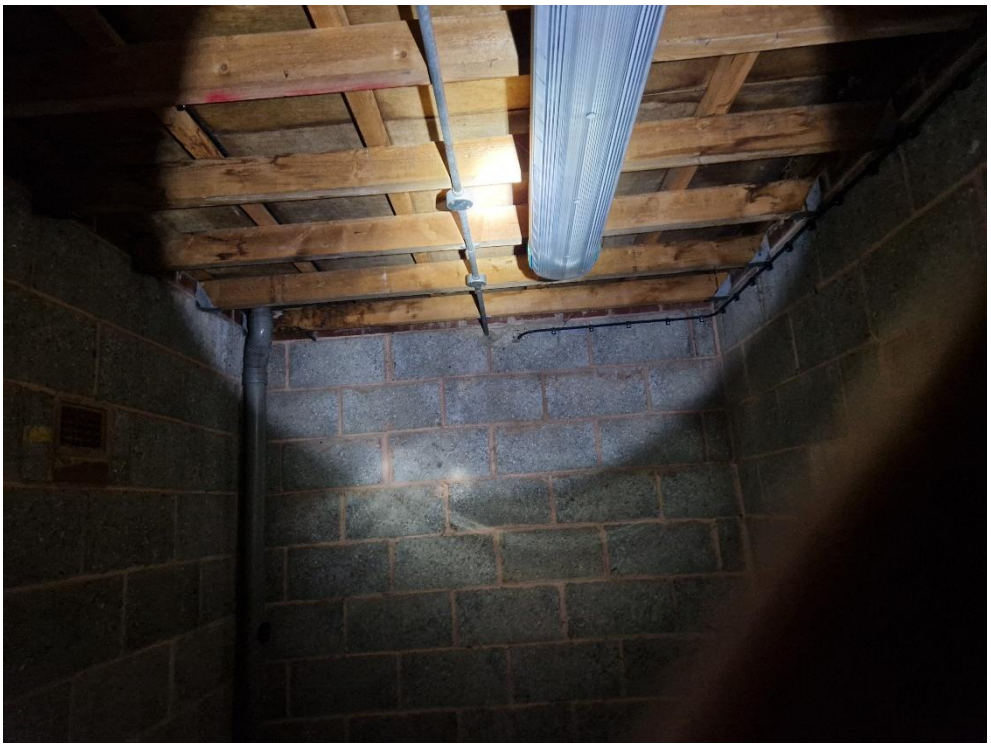
Photograph 11: PRF2 – Gaps leading to suitable sized space behind cladding (southern aspect of B1)

Photograph 12: PRF3 – Weep vents

Photograph 13: PRF4 – Space between wooden beams provides access for bats into interior of building

Photograph 14: PRF5 – Cavities within door frame

Photograph 15: PRF6 – wooden beams creating gaps and crevices



8.4. Appendix 4: Bird box recommendations

A large number of bird boxes are available, designed for the specific needs of individual species. These are normally either designed to be mounted onto trees, external walls or integrated into a building. In general, bird boxes should be mounted out of direct sunlight and prevailing winds, out of reach of predators, with suitable foraging habitat for the subject species close by. Bird boxes should also be left up over winter as they can provide useful roosting sites for birds in bad weather.

Nest boxes should be cleaned at the end of each bird breeding season. All nesting material and other debris should be removed from the box. It should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds and therefore annual cleaning is best undertaken from October to January when there is no risk of disturbing breeding birds.

Generalist boxes

Boxes to attract garden birds and woodland breeding species such as tits, nuthatch, redstart and pied flycatcher can be placed in gardens, orchards, woodlands and a wide variety of other habitats. The species of birds attracted to the box will depend upon the size of the entrance hole (see table below).

Boxes should be fixed two to five metres up a tree or wall, out of the reach of predators such as domestic cats. Unless there are trees or buildings, which give permanent shelter, it is best facing between north and east.

General		
Example	**Description**	**Picture**
Bird Brick Houses Integrated bird box	http://www.birdbrickhouses.co.uk/brick-nesting-boxes/integrated-bird-box/ Integrated into outside skin of 75mm and most 3” brickwork courses. Comes with a variety of hole sizes to suit particular bird species.	
Entrance Hole	**Species**	

34mm	Great-, Blue-, Marsh-, Coal- and Crested Tit, Nuthatch, Pied Flycatcher, House Sparrow	
40mm	Redstart and Black Redstart	
Schwegler No. 1B General Purpose Nest box	www.schwegler-nature.com Suitable for various garden and woodland birds, created with different sized entrance holes to avoid competition between species. Other variations (e.g. 2M) can be free hanging, to deter predators.	
Entrance Hole	**Species**	
32 mm	Great-, Blue-, Marsh-, Coal- and Crested Tit, Redstart, Nuthatch, Pied Flycatcher, Tree and House Sparrows.	
Oval	Redstart; also used by species that nest in the diameter 32 mm boxes. However, because more light enters the brood chamber, it is preferred by Redstarts.	

Swift boxes

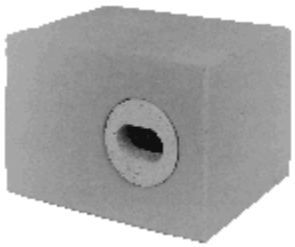
Swifts are colonial nesters and it is important to have several nest sites in one area. It is recommended that most buildings should have between 4 and 10 nest provisions. Swifts also feed almost exclusively on the aerial plankton of flying insects and airborne spiders of small to moderate size, so therefore require habitats which support these invertebrates.

Nest boxes designed for swifts should be installed at least 5m high, around the eaves of the building or under deeply overhanging eaves to allow swifts to drop into the air to forage. The boxes should be positioned away from climbing plants to avoid access for predators such as rodents.

Swifts typically nest in flat spaces within buildings or within a crevice or cavity. The ideal nest box should have an oval or rectangular hole around 30mm (h) x 65mm (w). The internal dimensions of the box should be approximately 400mm (w) x 200mm (d) x 150mm (h).

Swifts can be attracted to areas that they have not previously colonised using ‘swift response calls’. Audio CDs are available for this purpose and are available on the Schwegler website (www.schwegler-nature.com).

Swift		
Example	**Description**	**Picture**
Swift S Brick	Introduction — S Brick (actionforswifts.com) Swift S bricks provide excellent nesting opportunities for swifts whilst fitting into the brickwork seamlessly without compromising the appearance of the building. The swift boxes will likely require an attraction call system for swifts. This can be set on timer and replays the tape of birds calling to attract them to the nest site, There is no set system for this, but assembly of parts can be achieved quite easily as outlined at this website: http://actionforswifts.blogspot.com/p/attraction-call-systems-for-swifts.html. The system can be purchased for about £30.	 
Ibstock Swift Box	www.Ibstock.com This swift brick can be built into a wall on new buildings.	

Swift		
Example	**Description**	**Picture**
Woodstone Build-in Swift Box	https://gardenature.co.uk This nest box is made from a concrete and wood fibre mix. It can be mounted on a wall, or it can be built into the fascia of a wall. The front of the Woodstone swift box can be removed for cleaning. It should be fitted at least 5 metres above the ground ensuring there is an unobstructed flight path for birds entering and leaving the box.	
Schwegler Brick Box Type 25	www.schwegler-nature.com This brick design can be built into the wall of the new development and the external surface, excluding the hole, can be rendered to match the surrounding wall.	
Triple Genesis Swift Nest Box	https://www.wildcare.co.uk/ It can be mounted on an external wall to provide three swift nesting sites.	
Swift box model 30	http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html This box is suitable for any location as it has a double thickness, waterproof roof (made of uPVC). The 30° sloping roof should deter predators.	

Swift		
Example	**Description**	**Picture**
Schwegler Swift Box Number 18	www.schwegler-nature.com This Swift Box No. 18 is ideally suited for creating Swift colonies under overhanging eaves.	

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