



THE
ENVIRONMENT
PARTNERSHIP



NORTHOLT GRANGE EALING ECOLOGICAL ASSESSMENT

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Executive Summary

1. The Environment Partnership (TEP) was commissioned by Gleeds Management Services to prepare an Ecological Assessment to inform proposals for the construction of residential housing on the Northolt Grange site.
2. The site is located off Hartfield Avenue in Ealing, UB5 6NL. The site comprises buildings, hard standing, amenity grassland, individual avenue trees, hedgerow, and dense continuous scrub.
3. The proposals would result in a net loss of amenity grassland, dense continuous scrub, mature individual trees, species-poor hedgerows, and existing buildings. There are no water bodies on site or within 250 m of the site.
4. The proposals would potentially cause minor disturbance to the West London Shooting & Manor Down Site of Importance for Nature Conservation (SINC), which is situated adjacent to the northern site boundary.
5. A building with low to negligible bat roost suitability is situated within the proposed site. A potential roosting feature in the form of a pipe ingress has been recorded. Additionally, a single tree on site has been recorded as having low suitability to support roosting bats. The pipe ingress should be inspected by endoscope by a bat licenced ecologist immediately prior to demolition to ensure no bats are present. A 'soft felling' approach will be undertaken under supervision of a bat licenced ecologist when removing the tree with low bat roosting suitability. Trees assessed as having moderate bat roost suitability are present outside of the site boundary and are not likely to be removed under the proposals. If these trees would be lost or directly affected by light spill, then nocturnal bat surveys of these features would likely be required.
6. Standard pollution prevention and dust control measures should be set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works. The CEMP is to identify measures to ensure that indirect impacts on non-statutory designated sites within the vicinity of the site, and retained habitats within and adjacent to the site, are reduced to a reasonable minimum.
7. Non-native species false acacia and cotoneaster should be carefully removed and replaced with native planting. Retained trees and hedgerows within and adjacent to the site should be protected from accidental damage during site clearance and construction, in accordance with BS5837:2012 Trees in relation to design, demolition and construction. Vegetation clearance and works to buildings should be completed outside the nesting bird season, otherwise a nesting bird check would be required a maximum of 24 hours in advance of clearance works.
8. A badger pre-construction survey should be undertaken before works commence within the area of scrub to confirm that no badger setts have been excavated within /adjacent to the site. A Reasonable Avoidance Measures Method Statement (RAMMS) should be implemented during site clearance to avoid impacts on protected and notable species, including badger and hedgehog.

1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned in January 2022 by Gleeds Management Services to prepare an Ecological Assessment of proposals for the construction of residential housing on an existing community centre (Northolt Grange) and part of an existing primary school (St Raphael's) and site, as shown on the Planning Application Site Plan NHG-HOK-1X-ZZ-DR-A-0002.
- 1.2 The site is located off Hartfield Avenue in Ealing, UB5 6NL. It is within a residential area although the land to the north is an area of green space known as 'the rifle range'.
- 1.3 The site comprises buildings, hard standing, amenity grassland, individual avenue trees, hedgerows, and dense continuous scrub. Part of the site is a former area of outdoor hard standing sports facility known as 'The Cage'.
- 1.4 The site location plan is shown below in Figure 1.



Figure 1: Site Location Plan

Site Proposals and Context

- 1.5 The proposals for the site entail the demolition of the community centre as well as other on-site buildings and the development of 92 residential dwellings with associated access.
- 1.6 This report was originally prepared to support a hybrid planning application (reference: 21/3792HYBRID), which was subsequently approved. This report has been updated and amended to support a full planning application for a revised red line boundary for the site.

2.0 Method

Desk Study

- 2.1 The desk study was undertaken between December 2020 and January 2022. Records from Greenspace Information for Greater London (GIGL) were sought in December 2020. Publicly available online sources listed in Table 1 were reviewed in January 2022. Review of existing records can be of assistance in establishing the extent to which species that could represent a material consideration in planning terms are likely to be present in suitable habitats locally.

Table 1: Desktop Study Information

Source of Information	Nature of Information
MAGIC map	Maps detailing statutory designated sites & priority habitats
Ealing Local Plan	Relevant planning policies
GIGL	Statutory and non-statutory designated sites and protected species records within 2 km of the site

Limitations

- 2.2 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Habitats and Flora

Phase 1 Habitat Survey

- 2.3 An extended Phase 1 habitat survey was completed by TEP Senior Ecologist Leila Griffiths-Law on 28th November 2020. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²). The method records the habitat types present, within and immediately surrounding the site, based on the JNCC descriptions. Plant species were identified in accordance with Stace (2010) and recorded as target notes using the DAFOR scale.

Limitations

- 2.4 The survey was undertaken outside the optimal period for undertaking Phase 1 habitat surveys which is from April to October. The habitats within the site could nonetheless be accurately mapped to Phase 1 level.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

Fauna

- 2.5 The site survey included an extended assessment of the habitats present for their potential to support species of conservation concern, particularly statutorily protected species or species listed under S41³. Any signs indicating the presence of these species were recorded.

Badgers

- 2.6 Signs of use of the site and a 30 m buffer around the site by badger were also searched for during the Phase 1 habitat survey, where access was possible. The standard methodology as recommended by Harris, Cresswell and Jefferies (1989)⁴ was followed to complete a thorough search for evidence which would indicate the presence of badgers both on the site and locally. Evidence of badger occupation and activity includes:

- Setts: including earth mounds, evidence of bedding and runways between setts;
- Latrines: often located close to setts, at territory boundaries or adjacent to favoured feeding areas;
- Prints and paths;
- Hairs caught on rough wood or fencing;
- Other evidence: including snuffle holes, feeding and playing areas and scratching posts.

Limitations

- 2.7 Badgers are active all year round, so a survey can be carried out at any time of year. However, depending upon the level of vegetation cover, this species is often best surveyed over the winter months when the vegetation has died back. There were no constraints to the survey.

Bats

Daytime Bat Assessment

- 2.8 A daytime assessment of the buildings, built structures and trees within and immediately adjacent to the site, to confirm their potential to support roosting bats, was completed by Leila Griffiths-Law in conjunction with the Phase 1 habitat survey.
- 2.9 The ground-based assessment of the trees involved the surveyor using close focussing binoculars to search from the ground for any features which may be used by bats. Tree roosts typically comprise one or a combination of the following:
- Old woodpecker holes;
 - Splits in trunk, bough or large branches;
 - Rot holes in trunk, bough or large branches;
 - Holes formed by two boughs or branches growing in contact;
 - Loose or lifting bark; and

³ Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

⁴ Harris S, Cresswell P and Jefferies D (1989). Surveying Badgers. Mammal Society.

- Underneath a covering of dense latticed creeper, usually ivy (*Hedera helix*).

2.10 Building features commonly associated with providing bats with roosting opportunities include the following:

- Broken/slipped roof tiles including ridge tiles;
- Fascia's and soffit boxes;
- Gaps in masonry;
- Loose fitting cladding/weatherboarding (wooden/tile);
- Loose lead flashing; and
- Gaps around window and door frames.

2.11 Following this assessment, the trees, buildings and built structures were categorised in accordance with the criteria for roost assessments identified in the Bat Conservation Trust: Bat Surveys. Good Practice Guidelines (2016), and as shown in Table 2.

Table 2: Bat Roosting Habitat Categories (BCT 2016)

Roost Category	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 or hibernation).</p> <p>A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential</p>
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (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 or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat

Limitations

- 2.12 The ground level assessments of trees were undertaken in late November when leaf cover is reduced, therefore it was possible to view the canopies in their entirety and this is not considered a constraint to the survey.
- 2.13 It was not possible to access the interiors of the buildings during the daytime bat roost assessment. The buildings were therefore assessed from the exterior only.

3.0 Results

Desk Study

3.1 Full desk study results are provided within the Ecology Desk Study (Appendix A).

Planning Context

London Plan

3.2 Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan.’ The London Plan, prepared by the Greater London Authority, was adopted in March 2021.

3.3 The following policies relate to biodiversity and nature conservation:

- Policy G1: Green Infrastructure
- Policy G5: Urban Greening
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodland

3.4 The London Plan document can be viewed at the following link:
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Ealing Local Plan to 2026

3.5 "Changes introduced under the Planning and Compulsory Purchase Act 2004 require us to prepare a new development plan for the borough. This is called the Local Plan (previously known as the Local Development Framework (LDF)). On 10 December 2013 the Local Plan superseded any saved policies in the Unitary Development Plan (UDP) that was adopted in on 12 October 2004.

3.6 The Local Plan is an emerging collection of documents that sets out how the borough will develop up to 2026. It must be in conformity with the London Plan that is produced by Mayor of London."

3.7 Five biodiversity-related local planning policies within the District Local Plan are applicable to the site. These are:

- Policy NE1 Green Infrastructure
- Policy NE2 Protecting Designated Biodiversity and Geodiversity Assets
- Policy NE3 Biodiversity
- Policy NE4 Landscape
- Policy NE5 Protection of Natural Resources

3.8 Policy NE1 states that the council will protect, enhance and restore the district's green infrastructure assets. The council will plan for green infrastructure at a landscape scale, including protecting and enhancing existing habitats and restoring fragmented areas, ensuring access to natural green space, and improving landscape character.

- 3.9 Policy NE2 states that the council will protect areas and species of national and local importance for biodiversity and geodiversity, including Sites of National Importance including Sites of Special Scientific Interest (SSSIs), and Sites of Local Importance including ancient woodland, Local Nature Reserves, Local Wildlife Sites and potential Local Wildlife Sites, Local Geological Sites and protected, rare, endangered or priority species. All proposals likely to impact these assets will be subject to an ecological assessment.
- 3.10 Policy NE3 states that new development will be permitted provided that it protected, enhances and / or restores habitat biodiversity. Development proposals will be expected to ensure that they lead to no net loss of biodiversity, and where possible achieve a net gain, protect or enhance biodiversity assets and secure their long term management and maintenance, and avoid negative impacts on existing biodiversity. Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.
- 3.11 Policy NE4 states that new development will be permitted that positively contributes to landscape character. This includes addressing the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges, and where possible enhancing these features through means such as buffering and reconnecting fragmented areas.
- 3.12 Policy NE5 states that new development will be permitted provided that they ensure the districts resources remain safe, protected and prudently used. Amongst others, this includes not giving rise to soil contamination, or air, noise, radiation, light or water pollution where the discharge, emissions or contamination could harm sensitive receptors.

Local Biodiversity Action Plan

- 3.13 The LBAP document for Ealing can be viewed by following the link: https://www.ealing.gov.uk/downloads/download/575/ealing_bap
- 3.14 The following habitats are identified within LBAPs by Ealing Council:
- Acid Grassland
 - Allotments
 - Amenity Grassland
 - 'Education' Land
 - Hedgerows
 - Neutral and Marshy Grassland
 - Ponds
 - Reed Beds
 - Rivers, Streams and Canals
 - Woodland (including Scrub).
- 3.15 The following species are identified within LBAPs by Ealing Council:
- Bats
 - Water vole
 - Red kite

- Sparrow hawk
- Buzzard
- Kestrel
- Hobby
- Peregrine
- Swallow
- Mute swan
- Song thrush
- House sparrow
- Tree sparrow
- Linnet
- Bullfinch
- Yellowhammer
- Mistletoe
- Black poplar
- Slow worm
- Butterflies

Designated Sites

- 3.16 Review of the UK Government internet site MAGIC, along with data received from GIGL confirmed that the site does not benefit from any statutory nature conservation designation.
- 3.17 There are no statutory designated wildlife sites of international importance located within 10 km of the site boundary.
- 3.18 There are no statutory designated sites of national importance within 5 km of the site.
- 3.19 The site falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) of one SSSI. It is not clear which SSSI this refers to (see Desk Study in Appendix A).
- 3.20 There are four statutory designated sites of local importance (Local Nature Reserves - LNR) located within 2 km of the site boundary, as detailed below in Table 3.

Table 3: Local Statutory Wildlife Sites

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Yeading Brook Meadows	LNR	0.5 km west	A meadow supporting a diversity of wildflowers and invertebrates.

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Yeading Meadows	LNR	0.5 km southwest	The reserve has a small meadow, river bank and coppiced woodland and supports bluebells <i>Hyacinthoides non-scripta</i> and kingfisher <i>Alcedo atthis</i> .
Yeading Woods	LNR	0.9 km northwest	A hundred year old oak plantation over hazel coppice forming Ten Acre Wood adjoining the flower rich Yeading Brook Meadows.
Islip Manor	LNR	1.3 km northeast	The site contains a mosaic of different grassland types, including wet meadow, and supports a diverse flora.

3.21 There are five non-statutory wildlife sites (Sites of Importance for Nature Conservation - SINC) within 2 km of the site, as detailed below in Table 4.

Table 4: Local Non-statutory Wildlife Sites

Name of Designation and Map Ref.	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
The West London Shooting Grounds and Down Manor EaBI01	SINC	Adjacent to the northern site boundary	A large area of open space which is mostly not intensively managed and supports a mosaic of habitats. Habitats include woodland, scrub, semi-improved grassland, hedge, pond and swamp. Two rare plants, orange foxtail and green hellebore have been recorded here.

Name of Designation and Map Ref.	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Yeading Brook Meadows M051	SINC	0.2 km west	An extensive area of meadows and pastures, divided by old hedges, on the floodplain of the Yeading Brook. The wetter fields support some interesting plants including the only London population of the nationally scarce narrow-leaved water-dropwort <i>Oenanthe silaifolia</i> . The site is of ornithological interest and small water bodies support important amphibian populations including great crested newts <i>Triturus cristatus</i> .
Down way park EaL40	SINC	0.5 km northeast	A park with a native hedge supporting a good population of house sparrows.
Hayes By-pass Roughs EaBII02	SINC	0.6 km east	Extensive areas of woodland, scrub and grassland adjacent to the main road of importance to nesting birds.
Lime Trees Golf Course and Lime Trees Park EaBII01	SINC	0.7 km northeast	A golf course with breeding great crested newts in the ponds and a park with several features of wildlife interest.

Notable Habitats

- 3.22 Review of MAGIC identified the following Section 41³ (S.41) habitats within and immediately adjacent to the site; notable habitat 'Open Mosaic Habitats on Previously Developed Land'. This is the land within and surrounding 'The Cage', a former basketball court which is now supporting a range of moss and scrub species. This is depicted as Target Note 7 (TN7) on the Phase 1 Habitat Survey map.
- 3.23 MAGIC states that the classification of this area was undertaken from aerial photography only, and that the reliability of the interpretation of this area is low. Therefore, it may be the case that this area is in fact not an example of the habitat 'Open Mosaic Habitats on Previously Developed Land'.

3.24 In order for a habitat to be confirmed as 'Open Mosaic Habitats on Previously Developed Land' it must fulfil each of the definition criteria provided within the UK Biodiversity Action Plan Priority Habitat Description⁵. The criteria are provided within Table 5 below.

Table 5: Definition Criteria for Field Recognition of Open 'Open Mosaic Habitats on Previously Developed Land'

Criterion Number	Criterion
1.	The area of open mosaic habitat is at least 0.25ha in size.
2.	Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added
3.	The site contains some vegetation. This will comprise early successional communities consisting mainly of stress-tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of (a) annuals, or (b) mosses/liverworts, or (c) lichens, or (d) ruderals, or (e) inundation species, or (f) open grassland, or (g) flower-rich grassland, or (h) heathland.
4.	The site contains unvegetated, loose bare substrate and pools may be present
5.	The site shows spatial variation, forming a mosaic of one or more of the early successional communities (a)–(h) above (criterion 3) plus bare substrate, within 0.25ha

3.25 Although a detailed survey of the entire area corresponding to this habitat has not been undertaken, an evaluation as to whether this habitat is in fact present on site is provided below. This is based on the results of the field survey and a comparison of these with the habitat criteria provided in Table 5.

Table 6: Evaluation Against Definition Criteria for Field Recognition of Open 'Open Mosaic Habitats on Previously Developed Land'

Criterion Number	Criterion Evaluation	Criterion Passed
1.	The area supplied by MAGIC is approximately 0.3 ha in size and therefore does fulfil criterion 1. The cage area alone is not large to fulfil this criterion in isolation.	Yes

⁵ JNCC 2010. Open Mosaic Habitats on Previously Developed Land - UK Biodiversity Action Plan Priority Habitat Descriptions.

Criterion Number	Criterion Evaluation	Criterion Passed
2.	A history of disturbance of the whole area is not known, however the area within the site has been converted into a play area and therefore disturbance has occurred. It is not known whether extraneous material such as industrial spoil has been added.	Unknown
3.	The area does comprise some vegetation. Mosses are present. However, much of the area has succeeded to dense scrub.	Yes
4.	The area does contain some unvegetated areas, however this is not loose bare substrate and pools are not present within the cage or anywhere on site.	No
5.	The area does not show comprehensive spatial variation. Much of the area now comprises dense scrub.	No

3.26 Much of the wider area has scrubbed over and is therefore no longer an example of early successional communities. The cage area alone is not large enough to fulfil criterion 1. No pools are present within the cage, and loose bare substrate is not present in this area. There is also a lack of spatial variation of habitats.

3.27 Overall, criteria 4 and 5 are likely failed. It is not known whether criterion 2 is passed or failed.

3.28 Although a detailed survey of the entire area has not been undertaken, it is considered that the area returned by MAGIC does not in fact correspond to the S.41 habitat Open Mosaic Habitats on Previously Developed Land. Therefore, this S.41 habitat is not present on site.

Notable Flora and Fauna

3.29 A number of species spread over a 2 km search radius were identified through the data from GIGL. Species include those listed under any of the following:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Protection of Badgers Act 1992;

- Species of principal importance under Section 41 of the NERC Act 2006 (S41); and
- Red and Amber listed Birds of Conservation Concern (BRd/BAm);
- Local Biodiversity Action Plan Species (LBAP).

3.30 These records are detailed in the relevant species sections below.

Habitats and Flora

Phase 1 Habitat Survey

- 3.31 Full Phase 1 habitat survey target notes are provided within Appendix B. Phase 1 habitats are displayed on drawing G9272.010 Phase 1 Habitat Survey.
- 3.32 The relevant Target Notes are indicated below (TN). Due to the previous iteration of this report including a larger application area, a number of target notes from the wider survey area are included. Target notes located outside of the application area boundary are not discussed within this report, but are described in Appendix B for completeness.
- 3.33 Habitats present within the site include:
- Buildings and structures
 - Hard standing
 - Amenity grassland
 - Individual trees
 - Hedgerows
 - Dense continuous scrub

Building

- 3.34 Numerous buildings are present within the site. These include a community centre as well as annexes and a building associated with the school. The buildings are of similar modern brick construction, with fascias and soffits generally in good repair (TN10).
- 3.35 Residential housing surrounds the site on the eastern and southern sides. Houses appear to be of 1930s to 1950s brick construction and roof lines are well maintained.

Hard standing

- 3.36 Hard standing paths, playgrounds and car parking are present within the site.
- 3.37 An area known as 'The Cage' is situated to the north of the school and community centre, this appears to have fallen out of use and is now being encroached by scrub (TN7).

Amenity grassland

- 3.38 Areas of amenity grassland are present within the site (TN12). The amenity grassland is closely mown, and is dominated by perennial rye grass *Lolium perenne*, with frequent creeping buttercup *Ranunculus repens* and common daisy *Bellis perennis*.

Scattered trees

3.39 Scattered trees within the site are primarily semi-mature (TN6, TN8, and TN13). Species include silver birch *Betula pendula*, field maple *Acer campestre*, pear *Pyrus communis* and ash *Fraxinus excelsior*.

3.40 *Hedgerows*

3.41 A species-poor hedgerow is present adjacent to the southern and eastern site boundary. The hedgerow comprises hornbeam *Carpinus betulus*.

3.42 A hedgerow with trees is also present along the eastern boundary of the school playground.

3.43 *Dense continuous scrub*

3.44 Small areas of dense/continuous scrub are present in the north of the site around 'The Cage'. These areas comprise bramble *Rubus fruticosus*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, nettle *Urtica dioica* and ivy *Hedera helix*.

Protected Plant Species

3.45 The desk study returned records of WCA Sch8 species bluebell *Hyacinthoides non-scripta* within 2 km of the site. No habitat suitable for English bluebell is present within the site.

Invasive Plant Species

3.46 The desk study returned seven records of WCA9 species within 2 km of the site, but all over 800 m away.

3.47 Two false acacia *Robina pseudoacacia* trees are growing near the eastern boundary of the site (TN8) and a larger leaved *Cotoneaster* sp is present by the Cage (TN7). See photograph below.

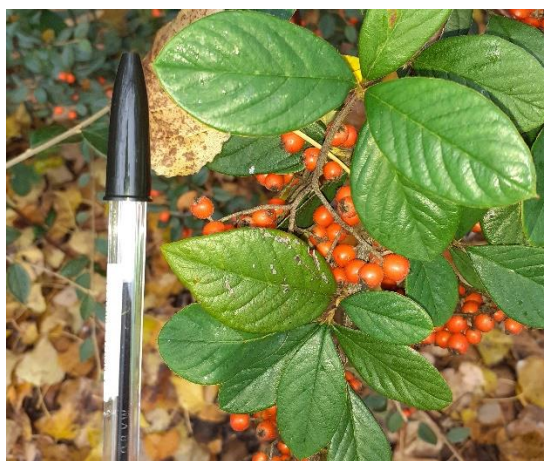


Figure 2 *Cotoneaster* growing near TN7.

Fauna

Amphibians

- 3.48 The desk study returned several records for great crested newt (GCN) *Triturus cristatus* (EPS, WCA5, S41, LBAP) within 2 km of the site. The closest record is 562m to the north. Two Natural England licences were identified within the Desk Study in Appendix A. The closest of which relates to '2014-EPS-MIT 24/07/2014 to 01/01/2020 Great crested newt Damage of a resting place. This is located 0.5 km to the north.
- 3.49 Common toad *Bufo bufo* has also been recorded and is a S.41 species, however this record was 794 m to the south and they are therefore not considered further in this report.
- 3.50 There are no water bodies on site which provide breeding habitat for amphibians. Review of OS data and satellite imagery identified one large body of water over 250 m to the north of the site.
- 3.51 The scrub and amenity grassland provide potential foraging habitat on site for amphibians, although this is limited in extent. The scrub around the Cage within the footprint of the proposals does not include many potential refugia.



Badger

- 3.52 No records of badger *Meles meles* (PBA1992) setts or badger casualties were returned within 2 km of the site boundary.
- 3.53 No badger setts were found within the site, or within 30 m of the site boundary. No evidence of badger within the site, including latrines, mammal paths or badger hairs, was found.
- 3.54 An area of dense scrub is present off site immediately adjacent to the site. This provides potential sett creation opportunities for badger and it was not possible to see 30 m in full owing to the dense growth. These off-site areas, as well as the on-site scrub also provide limited foraging habitat on site for badger.

Bats

- 3.55 The desk study returned no records of bats within 2 km of the site.
- 3.56 Descriptions of trees, buildings and structures within and immediately adjacent to the site, and an assessment of their suitability to support roosting bats, are provided within Table 7 below.
- 3.57 Potential Roosting Features (PRFs) are marked on drawing G9272.010 Phase 1 Habitat Survey. The wider survey area includes a number of PRFs outside of the current survey area. To avoid confusion through re-numbering of PRFs, the original PRF numbers have been retained but only features within the application boundary are discussed.
- 3.58 One tree within the site boundary is assessed as having low suitability to support roosting bats. One PRF was identified within a building as having low to negligible suitability to support roosting bats.

Table 7: Potential Roosting Features (PRF)

No. (PRF)	Location (GPS)	Feature	Bat Roost Suitability	Photo
3	TQ 10944 83201	Mature tree near fence at eastern end of site. Loose bark	Low	
4	TQ 10933 83211	Old pipe ingress in school wall by playground. Approx 600 mm wide. Approx. 2 m from ground. No droppings, however out of season and no cobwebs	Low to Negligible	

Birds

- 3.59 Several species of birds have been recorded within 2 km of the site; including the following Schedule 1 species; barn owl *Tyto alba*, Dartford warbler *Sylvia undata*, kingfisher *Alcedo atthis*, little ringed plover *Charadrius dubius*, red kite *Milvus milvus*, fieldfare *Turdus pilaris*, firecrest *Regulus ignicapillus*, green sandpiper *Tringa ochropus*, hobby *Falco subbuteo*, redwing *Turdus iliacus*, peregrine *Falco peregrinus* and woodlark *Lullula arborea*. None of these records are closer than 350 m and the location of birds of prey is given as confidential. The habitat (trees, hedgerow and scrub) on site offers moderate nesting and perching for common birds such as house sparrow *Passer domesticus*, and nesting boxes have been erected outside the school (TN9), however the amenity grassland is closely managed and does not offer good feeding habitat for birds of prey.

Invertebrates

- 3.60 Twenty eight records of S. 41 or LBAP invertebrates have been returned for within 2 km of the site, the closest of which are the small heath *Coenonympha pamphilus* and the brown argus *Aricia agestis*, located 368 m to the north of the site.

The habitat on site does not offer diverse structure or a variety of food plants for moths and butterflies.

Other mammals

- 3.61 Hazel dormice *Muscardinus avellanarius* have not been recorded within 2 km of the site. Although the scrub to the north of the site has good diversity of fruiting species and some hazel is present, the site overall may be too isolated to maintain a population.
- 3.62 Hedgehogs *Erinaceus europaeus* have been recorded approximately 399 m to the south west of the site. The habitat has some suitability for use by foraging hedgehogs, which are a S.41 species and the scrub around the perimeter of the Cage is suitable for hedgehogs hibernating.

Reptiles

- 3.63 Slow worms *Anguis fragilis* have been recorded 260 m to the west of the site. The scrub habitats and green space to the north are highly suitable for use by slow worm. The proposed development site contains small areas of habitat that could be used by slow-worms, such as the scrub adjacent to the cage, but this is limited in extent.
- 3.64 Common lizards *Zootoca vivipara* and grass snakes *Natrix helvetica* have also been recorded within 2 km (475 and 506 m respectively). The habitat on site is not considered particularly suitable for these species.

4.0 Conclusions

Designated Sites

- 4.1 No impacts on any statutory designated sites would be likely from the development proposals, owing to the lack of ecological or hydrological connectivity to the site. The site falls within the Impact Risk Zone for one SSSI. However, the activities that are listed as generating risk for this SSSI do not include residential housing.
- 4.2 The West London Shooting Grounds and Down Manor Site of Importance for Nature Conservation is located adjacent to the north of the site. It is considered that there would be some temporary disturbance, owing to noise and dust during construction.

Habitats and Flora

- 4.3 Despite the record returned by MAGIC, it is considered that the S.41 habitat 'Open Mosaic Land on Previously Developed Land' is not present on site.
- 4.4 A small section of amenity grassland would be lost under the proposals. The amenity grassland is closely mown and therefore provides only limited function for species foraging and ranging. However, amenity grassland is mentioned within the LBAP. Loss of a small area of amenity grassland in this context would therefore affect BAP habitat.
- 4.5 A small section of species-poor hedgerow would be lost from the eastern boundary of the site, hedgerow is listed on the local BAP; however current plans show that this would be replaced with planting of similar value.
- 4.6 A number of semi-mature trees would be lost to facilitate the proposals. Loss of a limited number of trees would have only a limited impact on the ecological value of the site. The trees provide potential to support species including nesting birds and foraging bats.
- 4.7 No protected plant species (Schedule 8 of the Wildlife and Countryside Act), were identified within the site boundary at the time of survey.
- 4.8 False acacia was identified within the proposed footprint of the works. This is an invasive tree species (Schedule 9 of the Wildlife and Countryside Act) and should be removed and replaced with native species, to benefit biodiversity.
- 4.9 Cotoneaster also needs to be carefully removed to avoid further spread onto the habitat to the north.
- 4.10 Implementation of a soft landscaping strategy, including new tree and shrub planting, would partially mitigate for the loss of habitats on site under the proposals but given the restriction on space, unless proposals include a green roof, the overall effect would be slightly negative.

Fauna

Amphibians

- 4.11 No water bodies are present on site and the nearest is over 250 m to the north. The project would not be likely to have an adverse effect on amphibians given the habitats on site and distance from the water bodies. There is a low risk of amphibians sheltering within the scrub around the northern boundary of the site.

Badger

- 4.12 No evidence of badgers, including setts or other signs of badger activity, was observed within the site or within 30 m of the site at the time of survey.
- 4.13 There are currently no implications to development in relation to badger setts. However, there is potential for harm to foraging badgers which may range in to the site during the construction activities.

Bats

- 4.14 The buildings were assessed as having negligible to low bat roost suitability.
- 4.15 All trees within the site were assessed as having negligible to low suitability to support roosting bats. One or more mature trees would be felled.

Birds

- 4.16 Habitats would be cleared under the proposals which provide potential to support nesting birds, including the individual trees and an area of scrub around 'The Cage'. The buildings on site are to be demolished. The buildings and nesting boxes outside the primary school also provide potential nesting bird habitat for common species.
- 4.17 All nesting birds are protected under the Wildlife and Countryside Act 1981, as amended, during the nesting season. It is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built. There may be implications with regards to nesting birds if vegetation clearance or works to buildings are proposed during the nesting period (typically taken to be March to August inclusive).

Hedgehog

- 4.18 Habitats would be cleared under the proposals which provide potential habitat for hedgehog. These include an area of scrub. There is potential for harm to hedgehog during site clearance and construction works.

Invertebrates

- 4.19 Given that the site lacks structural and floristic diversity, the site is unlikely to support a diverse or important invertebrate assemblage.

Reptiles

- 4.20 Suitable habitat for reptiles within the site is limited to the grassland, scrub and adjacent hedgerow around the northern edge of the site. There may be limited habitat for slow worms.

5.0 Recommendations

Designated Sites

- 5.1 Standard pollution prevention and dust control measures should be set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works. A CEMP would identify measures to ensure the potential for indirect impacts on non-statutory designated sites within the vicinity of the development are reduced to a minimum.
- 5.2 Management of the boundary between the proposed housing and the adjoining SINC must be carefully considered to avoid future disturbance from informal access.

Habitats & Flora

- 5.3 Retained trees and hedgerows within and adjacent to the site should be protected from accidental damage during site clearance and construction, in accordance with BS5837:2012 Trees in relation to design, demolition and construction.
- 5.4 Any loss of hedgerow will be compensated for by native planting.
- 5.5 Careful removal of the false acacia trees and cotoneaster and replacement with native species is required.

Fauna

Amphibians

- 5.6 As there is only a low risk that GCN will be present within the site, and the chance of an offence is highly unlikely, it is recommended that works progress under a RAMMS. In the unlikely event that GCN are encountered during the works, all works must cease immediately and the site would need to be registered under a Low Impact Class Licence.

Badger

- 5.7 Badgers and their setts are legally protected in the UK under the Protection of Badgers Act 1992, such that mitigation measures are required to avoid contravention of the legislation pertaining to this species.
- 5.8 A pre-construction check for badgers is required prior to works commencing to confirm that no setts have been excavated on or immediately adjacent to the site which may be impacted by the proposals, especially within the area of scrub adjacent to 'The Cage'. In the event that a sett is found during the pre-construction check, an appropriate buffer must be put in place to ensure no damage or disturbance. The sett would be monitored to confirm whether it is actively in use. If active, then mitigation would be agreed between Natural England (NE) and the Ecologist and a licence would likely be required before works could proceed.
- 5.9 Precautionary working measures should be set out in a Reasonable Avoidance Measures Method Statement (RAMMS) to ensure no harm or injury to foraging badger, if present within the site during the works.

Bats

- 5.10 A building is present within the site with low to negligible bat roost suitability that is to be demolished in the proposals. A PRF is present in the form of a pipe ingress (PRF4). Nocturnal bat surveys are not required to support the planning application; however it is recommended that an endoscope is used to rule out the presence of roosting or perching bats in the pipe ingress (PRF4), immediately prior to demolition.
- 5.11 If the on-site tree identified as having low suitability to support roosting bats (PRF3) is to be removed, this will need to be done so using a 'soft felling approach' in the presence of a bat licensed ecologist.
- 5.12 A Sensitive Lighting Strategy should be implemented to minimise light spill from the scheme onto the rifle range / green corridor to the north, which was assessed as having moderate suitability to support roosting bats, and on to retained habitats including scattered trees and introduced shrub which provide potential foraging and commuting habitat. A Sensitive Lighting Strategy would benefit bats and other species such as moths. A Sensitive Lighting Strategy addresses four key design principles:
- Use of unnecessary lighting will be avoided, particularly along the hedgerows which provide habitat for foraging and commuting bats.
 - Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised, and take into account both primary and reflected light sources. Directional lighting can be achieved through the use of LED bulbs and by angle and orientation of beam. Use of a cowl, louvre or other light shield could also be implemented.
 - Variable lighting regime – timers to be used to ensure that overall illumination is reduced during core night-time hours.
 - Intensity and colour of lighting – light intensity to be as low as possible whilst meeting intended function. Light sources selected to emit zero ultra-violet light wherever possible.

Birds

- 5.13 All nesting birds are protected under the Wildlife and Countryside Act 1981, as amended, during the nesting season. It is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built. Any vegetation clearance or works to buildings should be carried out outside of the nesting bird season (March - August inclusive). If it is not possible to complete works outside of the nesting bird season, a nesting bird check must be carried out by a suitably qualified ecologist no more than 24 hours prior to the works commencing, to establish that no active bird nests will be disturbed or destroyed. If active nests are found all works should be delayed and/or a protective buffer should be retained around vegetation until the chicks have fledged. The length of time and size of buffer is species-specific.

Hedgehog

- 5.14 Precautionary working measures should be set out in a RAMMS to ensure no harm or injury to hedgehog during the works.

Reptiles

- 5.15 The RAMMS needs to include a watching brief during any disturbance to overgrown or areas of dense vegetation around and within the Cage to avoid potential impacts on slow worm.

Habitat Enhancements

- 5.16 Under the revised National Planning Policy Framework (NPPF), developments should aim to minimise impacts on biodiversity and identify and pursue opportunities for securing measurable net gains for biodiversity. The local planning authority may request that a separate biodiversity net gain assessment is undertaken using the Biodiversity Metric 3.0 to demonstrate compliance with this policy. A number of opportunities for further habitat enhancements which will benefit biodiversity are identified below.
- 5.17 Climbing plants could be planted to grow up the walls of new and retained buildings. Native trees and shrubs will be planted in accordance with the scheme design. The planting strategy should aim to utilise a range of native wildlife friendly species which will produce nectar and berries, and where necessary, non-native/ornamental species which have acknowledged value for biodiversity. In this urban context, it is also recommended that a green roof or other cladding is considered, in order to avoid overall losses to habitat.
- 5.18 Fitting integral bat roosting bricks into new building, or installing bat boxes on to new or retained buildings, will provide long-lasting opportunities on site for roosting bats that do not require maintenance. Suitable models include the Schwegler 1FR Bat Tube and the Schwegler 2FE Wall-Mounted Bat Shelter.
- 5.19 Bird boxes could be installed on to new and retained buildings, and on to suitable retained semi-mature trees. Nesting features should be targeted for those species known to occur in the surrounding area. Suitable features may include the Schwegler 1SP Sparrow Terrace and the Schwegler 1B Nest Box.
- 5.20 A small insect hotel could be mounted to a tree trunk or on to a fence line or wall. This will enhance habitat for invertebrates on site. In addition, planting a seed mix of food plants for butterflies is recommended for open areas.

APPENDIX A: Ecology Desk Study



THE
ENVIRONMENT
PARTNERSHIP



NORTHOLT GRANGE EALING ECOLOGY DESK STUDY

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1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned, by Gleeds Management Services Ltd in January 2022, to complete an ecology desk study for land known as Northolt Grange in the London Borough of Ealing (hereafter referred to as ‘the site’). This assessment is required to inform a residential planning application.
- 1.2 The central grid reference of the site is TQ 10930 83176 and the location of the site is shown in Figure 1 below.



Figure 1: Site Location Plan

2.0 Method

2.1 Information regarding historic species records and protected sites was requested/gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. An absence of records does not indicate the absence of protected species from the search area.

Table 1: Sources of Ecological Information

Source of Information	Nature of Information
Magic Map	<p>Statutory designated wildlife sites of international importance within 10km</p> <p>Statutory designated wildlife sites of national importance within 5km</p> <p>Statutory designated wildlife sites of local importance within 2km</p> <p>Natural England licences within 2km of the site</p> <p>Habitats of value to biodiversity within and adjacent to the site</p> <p>Great crested newt survey pond records 2017 - 2019 within 2km of the site</p>
Greenspace Information for Greater London (GIGL)	<p>Protected species records within 1km</p> <p>Non-statutory designated wildlife sites of local importance within 1km</p>
Ealing Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping

2.2 Statutory designated wildlife sites of international importance may include:

- Ramsar sites;
- Special Areas of Conservation (SAC); and
- Special Protection Areas (SPA).

2.3 Statutory designated wildlife sites of national importance may include:

- Site of Special Scientific Interest (SSSI);
- National Nature Reserve (NNR);
- Marine Nature Reserve (MNR); and
- Area of Outstanding National Beauty (AONB).

2.4 Statutory designated wildlife sites of local importance refers to Local Nature Reserves (LNR).

2.5 Non-statutory designated wildlife sites of local importance may include:

- Local Wildlife Site (LWS);
- Site of Biological Importance (SBI);
- Biological Heritage Site (BHS); and
- Site of Importance for Nature Conservation (SINC).

2.6 Habitats of value may include those listed under any of the following:

- Ancient woodland;
- Main rivers¹;
- Habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (S41); and
- Local Biodiversity Action Plan Habitats (LBAP).

2.7 Protected species records may include those listed under any of the following:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive non-native plant species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO);
- Protection of Badgers Act 1992 (PBA);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (S41);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Local Biodiversity Action Plan Species (LBAP).

¹ Main rivers are statutory watercourses designated by the Environment Agency (in England). 'Main rivers' are usually larger streams and rivers, but some of them are small watercourses of significance. Works within 8m of main rivers are generally prohibited or require permission as there could be flood risk implications.

3.0 Legislation and Planning Policy

- 3.1 This section details legislation and planning policy which may have relevance to the site. Only legislation and policy relevant to biodiversity are included.

Relevant Legislation

Bern Convention on the Conservation of European Wildlife & Natural Habitats

- 3.2 The Bern Convention² was adopted in Switzerland in 1979 and came into force in the UK in 1982. The primary aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural habitats, particularly where this requires cooperation between contracting parties.
- 3.3 Appendix II of the Convention includes animal species (fauna) strictly protected under special legal and management conservation measures, including the ban on capturing, keeping, disturbance, deliberate killing, possession and sale. Appendix III includes a list of fauna protected under special conservation measures, including closed season and other measures of limited and regulated exploitation.
- 3.4 The obligations of the Convention are transposed in the UK into national law by means of the Wildlife and Countryside Act 1981 (W&C Act 1981) (as amended)³.

Bonn Convention on Conservation of Migratory Wild Species

- 3.5 The Bonn Convention⁴ was adopted in Germany in 1979 and was ratified in the UK in 1985. It pertains to migratory species and those that regularly cross the political boundaries of countries. Appendix I of the Bonn Convention includes critically threatened species (those in danger of extinction) while Appendix II lists migratory species whose conservation status is unfavourable, and which would benefit from coordinated conservation measures. A number of UK bird species are included within both Appendix I and II.
- 3.6 In Great Britain, the legal requirement for the strict protection of Appendix II species is provided by the W&C Act 1981. Additionally, the Countryside and Rights of Way Act 2000⁵ (CRoW Act 2000) was enacted in England and Wales to strengthen the protection of certain species by increasing penalties and enforcement powers; and strengthened the protection of sites from damage caused by third parties.

² Convention on the Conservation of European Wildlife and Natural Habitats. Bern, 19.IX.1979.

³ Wildlife and Countryside Act 1981: Elizabeth II. 1981 Chapter 69. (1981) London: Her Majesty's Stationery Office.

⁴ The Convention on the Conservation of Migratory Species of Wild Animals, Bonn 23 June 1979

⁵ Countryside and Rights of Way Act 2000: Elizabeth II. 2000 Chapter 37 (2000) London: The Stationery Office

EUROBATS Agreement

- 3.7 Under the Bonn Convention, the UK has ratified four legally binding Agreements. Relevant to bats is the Agreement on the Conservation of Populations of European Bats (EUROBATS)⁶, which came into force in the UK in 1994. This agreement recognises that endangered migratory species can only be properly protected if activities are carried out over the entire migratory range of the species, and it aims to protect all species of bats identified in Europe through legislation, education, conservation measures and international co-operation.

Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendments) (EU Exit) Regulations 2019

Protected Species

- 3.8 Species listed under Schedule 2 of the Conservation Regulations 2017, referred to as 'European Protected Species' (EPS), including their breeding sites and resting places, are protected under Regulations 42 and 43. This makes it illegal to:
- Deliberately capture, injure or kill any such animal;
 - Deliberately disturb such an animal;
 - Deliberately take or destroy the eggs of such an animal; and
 - Damage or destroy a breeding site or resting place of such an animal.
- 3.9 Under Regulation 55 of the Conservation Regulations 2017 (as amended), licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful, providing that the following 'three tests' are passed, namely:
- The development is for reasons of overriding public interest (or other purpose prescribed by Regulation 55(2));
 - There is no satisfactory alternative (Regulation 55(9)(a)); and
 - The action authorised will not be detrimental to the maintenance of the population of the site concerned at a favourable conservation status in their natural range (Regulation 55(9)(b)).
- 3.10 Under Regulation 9(1) of the Conservation Regulations 2017 (as amended), competent authorities "must exercise their functions which are relevant to nature conservation... so as to secure compliance with the requirements of the Directives". Regulation 9(3) requires a competent authority, in exercising any of its function, to "have regard to the requirements of the Directives so far as they be affected by the exercise of those functions." Local planning authorities must therefore consider the above three 'tests' when determining if planning permission should be granted for developments likely to cause an offence under the Conservation Regulations.

⁶ Agreement on the Conservation of Populations of European Bats, EUROBATS, 1991. London 4 December 1991

Protected Sites

- 3.11 The Conservation Regulations 2017 (as amended) also deal with the assessment of potential impacts on sites of European nature conservation importance. Under Regulations 63 and 64 of the Conservation Regulations 2017 (as amended) a series of steps and tests must be followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' (HRA) process.
- 3.12 All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a European site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration should consider the potential effects both of the plan/project itself and in combination with other plans or projects. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of overriding public interest and if the necessary compensatory measures can be secured.

Wildlife and Countryside Act 1981 (as amended)

- 3.13 The Wildlife and Countryside Act 1981 (as amended) (WCA) is the major legal instrument for wildlife protection in the UK. In respect of habitats and flora, the WCA protects the most important habitats as Sites of Special Scientific Interest (SSSI).
- 3.14 In respect of birds, the WCA makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird. It is also an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built and to take or destroy an egg of any wild bird.
- 3.15 Special penalties are available for offences related to birds listed in Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The Secretary of State may also designate Areas of Special Protection (subject to exceptions) to provide further protection to birds. The WCA also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.
- 3.16 The WCA also provides a national level of protection to specific native animals. For example, all UK bats and the hazel dormouse are listed in Schedule 5 of the WCA and, in addition to the provisions of the 2010 Regulations, these species therefore also afforded protection in respect of paragraph 9(4)(b) (disturbance while occupying a place or structure of shelter), paragraph 9(4)(c) (obstruction of access to a place or structure of shelter) and paragraph 9(5) (relating to possession and sale).
- 3.17 The WCA provides a level of protection to plants listed on Schedule 8 and makes it an offence to plant or otherwise cause to grow in the wild any plant that is included in Schedule 9.

Countryside and Rights of Way Act 2000

- 3.18 Part III of the Countryside and Rights of Way Act 2000 (CRoW) deals specifically with wildlife protection and nature conservation. It requires that Government Departments have regard for the conservation of biodiversity, in accordance with the Convention on Biological Diversity⁷. In addition, it requires that The Secretary of State publishes a list of living organisms and habitat types that are considered to be of principal importance in conserving biodiversity.
- 3.19 CRoW also amends the WCA, expanding the terms of offences to include reckless activity. It increases the legal protection of threatened species, by also making it an offence to “recklessly” obstruct access to a sheltering place used by an animal listed in Schedule 5 of the WCA or “recklessly” disturb an animal occupying such a structure or place.

Natural Environment and Rural Communities Act 2006

- 3.20 The Natural Environment and Rural Communities Act 2006⁸ (NERC) imposes a duty on all public bodies to have regard for biodiversity conservation when carrying out their functions. This extends the duty imposed upon Government and Ministers by CRoW.
- 3.21 Section 41 of the NERC Act provides for the establishment of a list of habitat and species that are considered to be of “principal importance for the for the purpose of conserving biodiversity” and for which biodiversity conservation should be prioritised.
- 3.22 These habitats and species of principal importance (HPI and SPI) are drawn from earlier lists of United Kingdom Biodiversity Action Plan Priority Species and Habitats. The Section 41 lists of HPI and SPI are needed by decision-makers in local and regional authorities when carrying out their duties under Section 40 of the Act.

Hedgerow Regulations 1997 (as amended)

- 3.23 Important hedgerows are protected from removal by the Hedgerows Regulations⁹. Regulation 3 defines the hedgerows to which the Regulations apply. Regulation 4 sets out the criteria for identifying “important hedgerows” including ecological, landscape or historical/cultural reasons. Under the Hedgerow Regulations it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Works to “important hedgerows” are exempt under the Hedgerow Regulations if planning consent is granted which allows their removal.

Protection of Badgers Act 1992

- 3.24 Badgers and their setts receive statutory protection under the Protection of Badgers Act 1992 (PBA). This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett.

⁷ Convention on Biological Diversity [Adopted on June 5, 1992 at Rio de Janeiro].

⁸ OFFICE OF PUBLIC SECTOR INFORMATION: Natural Environment and Rural Communities Act 2006 Chapter 16 ODPM London.

⁹ OFFICE OF PUBLIC SECTOR INFORMATION: Statutory Instrument 1997 No. 1167 The Hedgerow Regulations 1997

- 3.25 Setts interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “any structure or place, which displays signs indicating current use by a badger.”

Relevant Policy

National Planning Policy Framework 2021

- 3.26 The National Planning Policy Framework (NPPF21) sets out the Government’s planning policies for England and how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.
- 3.27 Paragraph 174 states: Planning policies and decisions should contribute to and enhance the natural and local environment by:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 3.28 Paragraph 180 states: When determining planning applications, local planning authorities should apply the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site

that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless are wholly exceptional reasons and a suitable compensation strategy exists; and;
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3.29 Paragraph 181 stipulates that the following should be given the same protection as habitats sites¹⁰:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

3.30 Paragraph 182 confirms: The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Government Circular 06/2005

3.31 Government Circular 06/2005¹¹ remains pertinent in national policy even though PPS9, which it originally supported, was revoked by the NPPF.

3.32 The Circular outlines the legislative provisions relating to biodiversity and geological conservation which affect planning and development. The Circular provides guidance on the protection of designated international and national nature conservation sites, non-designated sites, the conservation of species, and advice on the related issues and statutory powers.

¹⁰ Defined by NPPF21 as “Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites”.

¹¹ OFFICE OF THE DEPUTY PRIME MINISTER (2005) ‘Government Circular: Geological and Biological Conservation – Statutory obligations and their implications within the planning system’ ODPM circular 06/2005, DEFRA circular 01/2005

- 3.33 Paragraphs 123 and 124 of Part IV of Circular 06/2005 state that “the likelihood of disturbing a badger sett, or adversely affecting badgers’ foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions. Although consideration of the case for granting a licence is separate from the process of applying for planning permission, a planning authority should advise anyone submitting an application for development in an area where there are known to be badger setts that they must comply with the provisions of the Act”.

Local Planning Policy

London Plan

- 3.34 Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan.’ The London Plan, prepared by the Greater London Authority, was adopted in March 2021.

- 3.35 The London Plan document can be viewed at the following link:
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

- 3.36 The following policies relate to biodiversity and nature conservation:

- Policy G1: Green Infrastructure
- Policy G5: Urban Greening
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodland

- 3.37 Local Development Documents for the borough of Ealing (see below) are required to be in general conformity with the London Plan.

Ealing Local Plan to 2026

- 3.38 *"Changes introduced under the Planning and Compulsory Purchase Act 2004 require us to prepare a new development plan for the borough. This is called the Local Plan (previously known as the Local Development Framework (LDF)). On 10 December 2013 the Local Plan superseded any saved policies in the Unitary Development Plan (UDP) that was adopted in on 12 October 2004.*

- 3.39 *The Local Plan is an emerging collection of documents that sets out how the borough will develop up to 2026. It must be in conformity with the London Plan that is produced by Mayor of London."*

- 3.40 The existing development plan for Ealing currently comprises the following documents (together with an associated Adopted Policies Map):

- London Plan
- Development (or Core Strategy) DPD, April 2012
- Development Sites DPD, December 2013
- Development Management DPD, December 2013

- Joint West London Waste Plan, July 2015
- Planning for Schools DPD, May 2016

3.41 The Policies Map can be viewed by following the link below:
[http://maps.ealing.gov.uk/map/Aurora.svc/run?script=\Aurora\Local Plan.AuroraScript\\$&nocache=504339599&resize=always&margin_bottom=1](http://maps.ealing.gov.uk/map/Aurora.svc/run?script=\Aurora\Local Plan.AuroraScript$&nocache=504339599&resize=always&margin_bottom=1)

3.42 The north-eastern section of the site and adjacent land to the north is allocated as Green Belt.

3.43 The Core Strategy document can be viewed by following the link:
https://www.ealing.gov.uk/download/downloads/id/3559/adopted_development_strategy_3_april_2012.pdf

3.44 The following policies relate to biodiversity and nature conservation:

- Policy 5.1: Protect and Enhance Metropolitan Green Belt
- Policy 5.2: Protect and Enhance Metropolitan Open Land (MOL)
- Policy 5.3: Protect & Enhance Green Corridors
- Policy 5.4: Protect the Natural Environment – Biodiversity and Geodiversity

Local Biodiversity Action Plans (LBAP)

3.45 The LBAP document for Ealing can be viewed by following the link:
https://www.ealing.gov.uk/downloads/download/575/ealing_bap

3.46 The following habitats are identified within LBAPs by Ealing Council:

- Acid Grassland
- Allotments
- Amenity Grassland
- 'Education' Land
- Hedgerows
- Neutral and Marshy Grassland
- Ponds
- Reed Beds
- Rivers, Streams and Canals
- Woodland (including Scrub).

3.47 The following species are identified within LBAPs by Ealing Council:

- Bats
- Water vole
- Red kite
- Sparrow hawk
- Buzzard
- Kestrel
- Hobby
- Peregrine
- Swallow
- Mute swan
- Song thrush

- House sparrow
- Tree sparrow
- Linnet
- Bullfinch
- Yellowhammer
- Mistletoe
- Black poplar
- Slow worm
- Butterflies

4.0 Site Designations

Statutory Designated Wildlife Sites of International Importance

4.1 There are no internationally designated wildlife sites within 10km of the site (Figure 2).

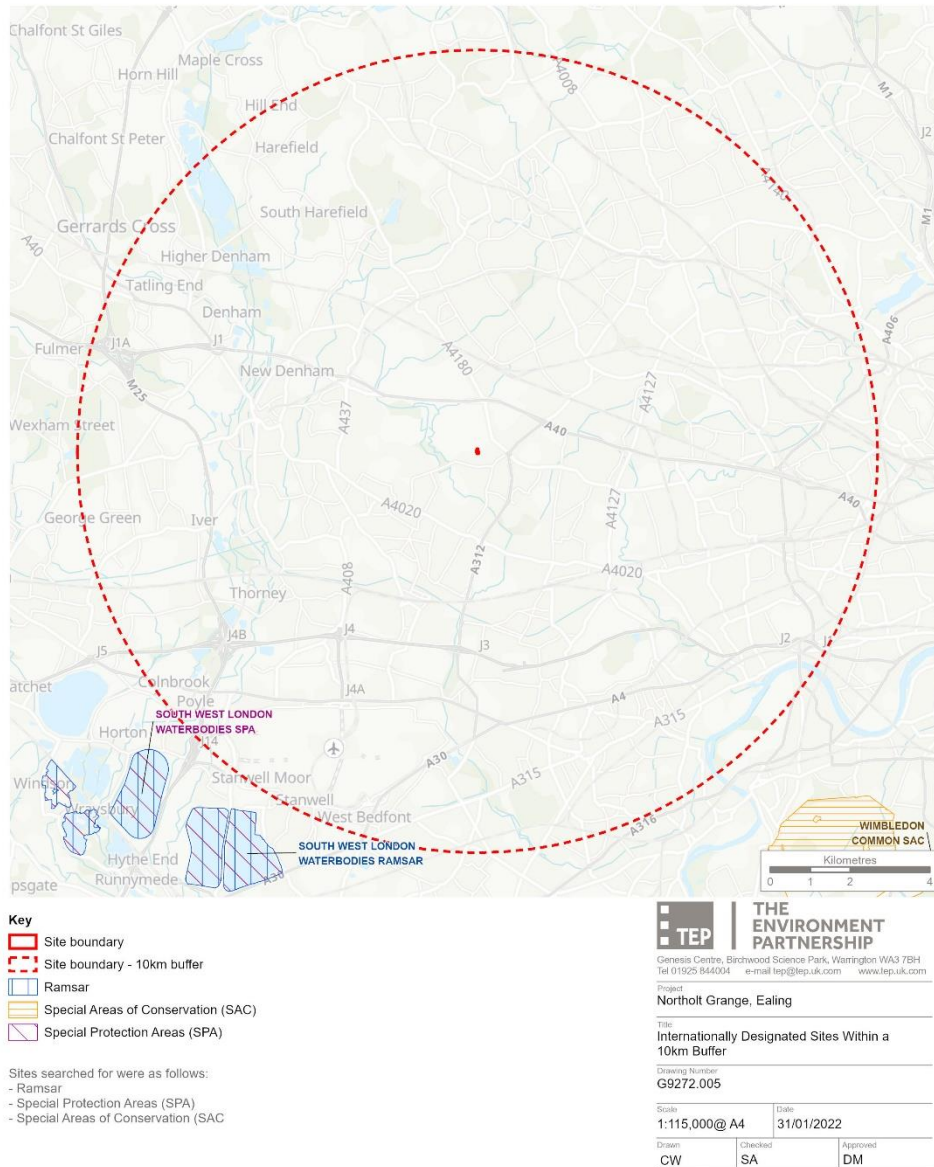


Figure 2: Internationally Designated Wildlife Sites within 10km of the Site

Statutory Designated Wildlife Sites of National Importance

4.2 There are no nationally designated wildlife sites within 5km of the site (Figure 3).

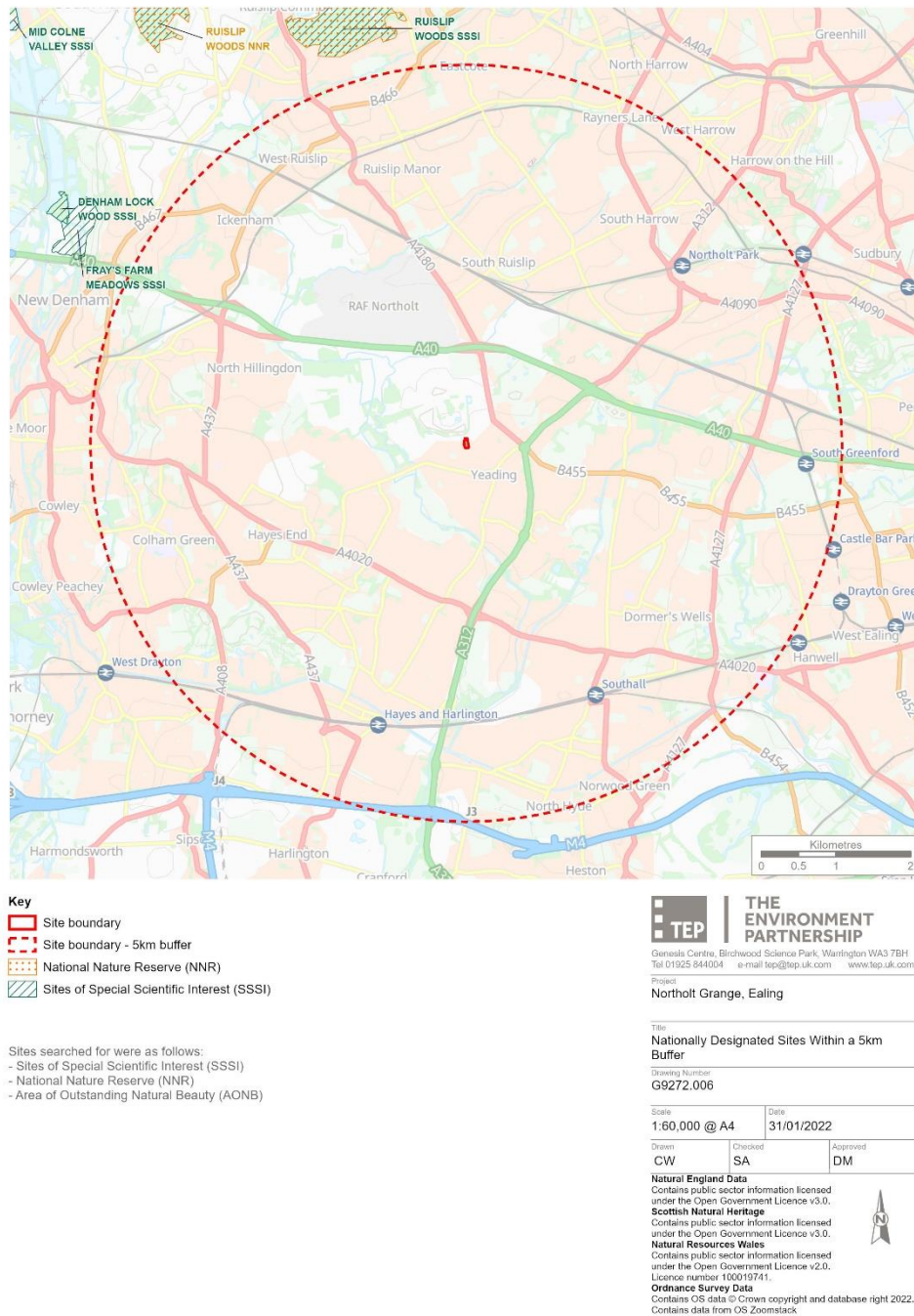
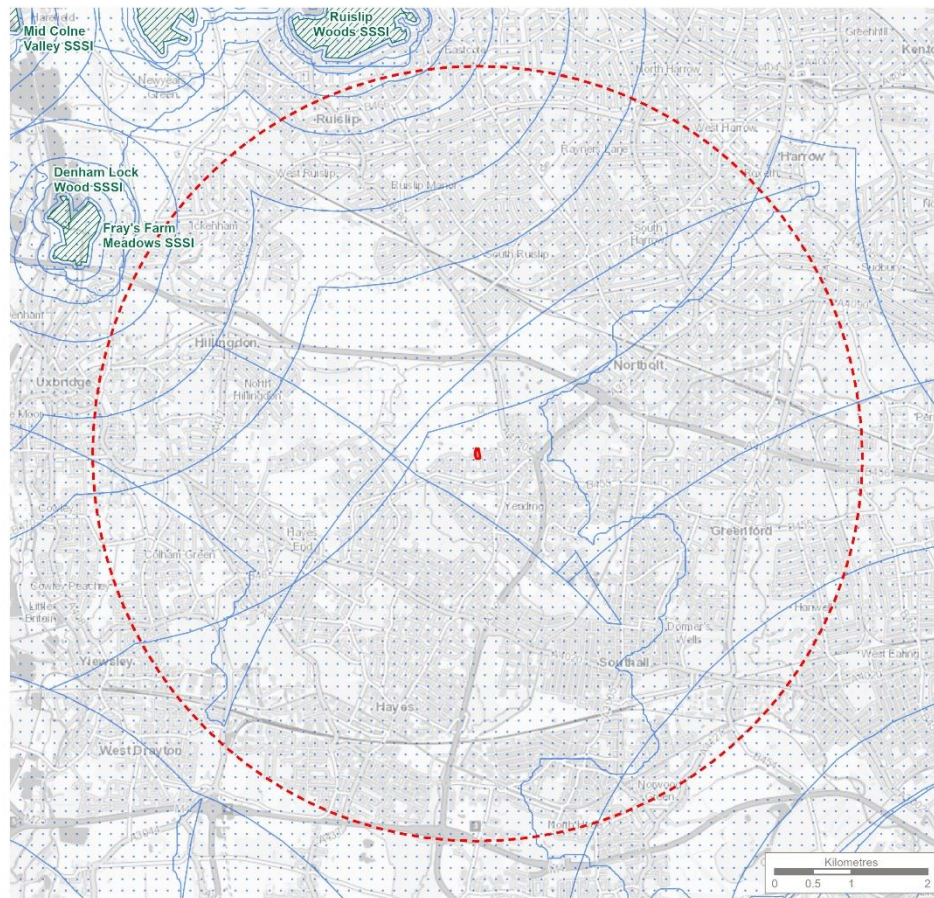


Figure 3: Nationally Designated Wildlife Sites within 5km of the Site

- 4.3 The site falls within the Impact Risk Zone (IRZ) for one SSSI. It is not clear from MAGIC which SSSI the citation refers to. This is shown in Figure 4.
- 4.4 Residential development is not listed as a risk category with regard to this SSSI. The Local Authority is not required to consult with Natural England with regard to potential impacts on the SSSI as a result of the proposals. Table 2 provides information on the likely impacts of development proposals on the SSSI.

Table 2: Likely Impacts of Development Proposals on the SSSI.

Planning Proposal Categories	LPA Should Consult Natural England on Likely Risks from the Following:
All planning applications	Assessed as unlikely to impact the SSSI.
Infrastructure	Airports, helipads and other aviation proposals.
Wind and solar energy	Assessed as unlikely to impact the SSSI.
Minerals, oil and gas	Assessed as unlikely to impact the SSSI.
Rural non-residential	Assessed as unlikely to impact the SSSI.
Residential	Assessed as unlikely to impact the SSSI.
Rural residential	Assessed as unlikely to impact the SSSI.
Air pollution	Assessed as unlikely to impact the SSSI.
Combustion	Assessed as unlikely to impact the SSSI.
Waste	Assessed as unlikely to impact the SSSI.
Composting	Assessed as unlikely to impact the SSSI.
Discharges	Any discharge of water or liquid waste of more than 20m ³ /day to ground (i.e to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to the mains sewer which are unlikely to pose a risk at this location).
Water supply	Assessed as unlikely to impact the SSSI.



Key
 Site boundary
 Site boundary - 5km buffer
 Sites of Special Scientific Interest
 Sites of Special Scientific Interest - Impact Risk Zone

THE ENVIRONMENT PARTNERSHIP

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Project
Northolt Grange, Ealing

Title
Sites of Special Scientific Interest - Impact Risk Zone

Drawing Number
G9272.009

Scale 1:60,000 @ A4	Date 31/01/2022
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Drawn CW	Checked SA	Approved DM
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Figure 4: SSSI IRZ within the Site

Statutory Designated Wildlife Sites of Local Importance

4.5 There are four statutory locally designated wildlife sites within 2km of the site (Figure 5). These are detailed in Table 3 below.

Table 3: Details of Statutory Locally Designated Wildlife Sites within 2km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Yeading Brook Meadows	LNR	0.5km west	A meadow supporting a diversity of wildflowers and invertebrates.
Yeading Meadows	LNR	0.5km southwest	The reserve has a small meadow, river bank and coppiced woodland and supports bluebells and kingfisher.
Yeading Woods	LNR	0.9km northwest	A hundred year old oak plantation over hazel coppice forming Ten Acre Wood adjoining the flower-rich Yeading Brook Meadows.
Islip Manor	LNR	1.3km northeast	The site contains a mosaic of different grassland types, including wet meadow, and supports a diverse flora. No citation available.

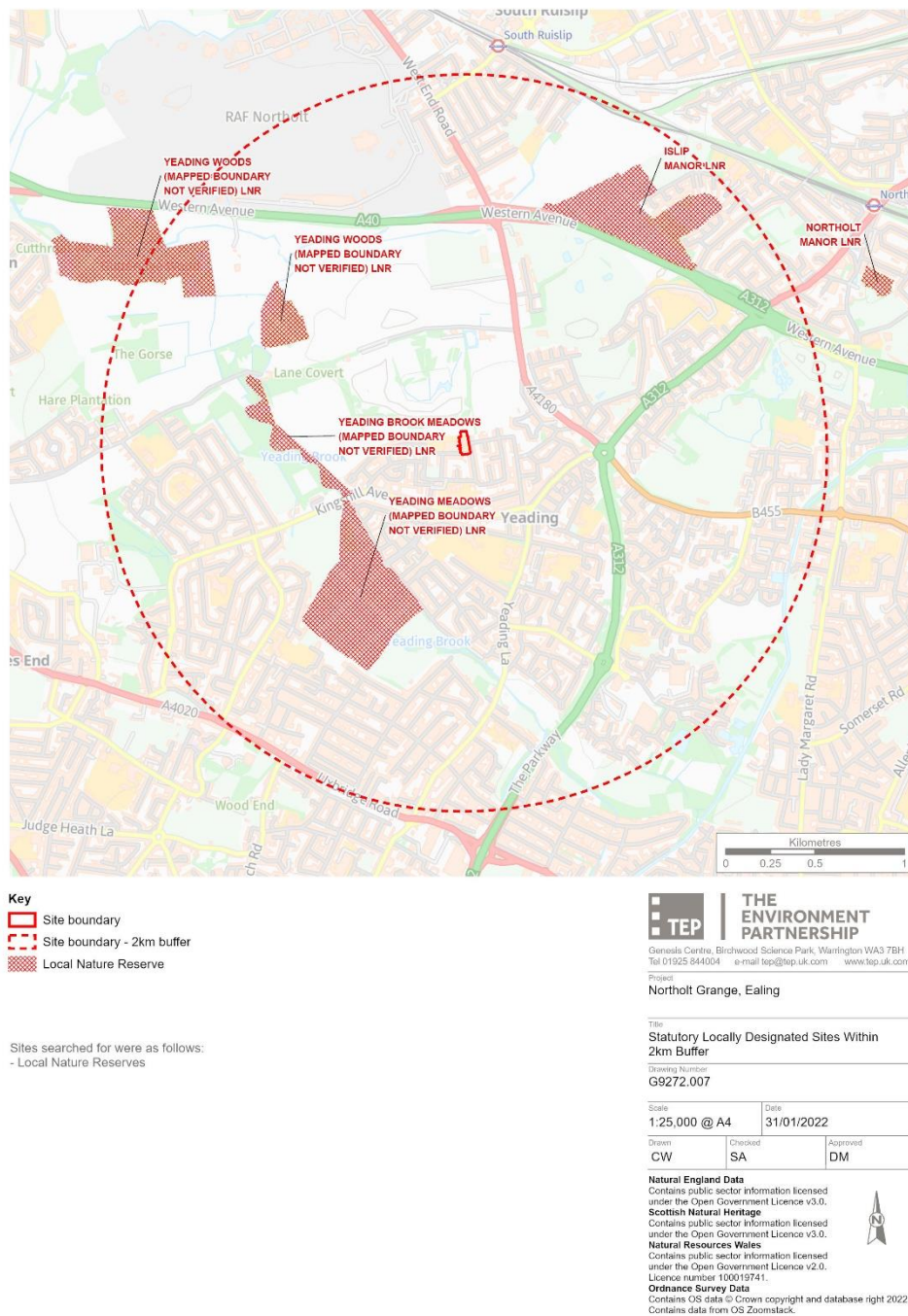


Figure 5: Statutory Locally Designated Wildlife Sites within 2km of the Site

Non-statutory Designated Wildlife Sites of Local Importance

4.6 There are five non-statutory locally designated wildlife sites within 2km of the site (Figure 6). These are detailed in Table 4 below. Citations are available from GiGL upon request.

Table 4: Details of Non-statutory Locally Designated Wildlife Sites within 2km of the Site

Name of Designation and Map Ref.	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
The West London Shooting Grounds and Down Manor EaBI01	SINC	Adjacent to the northern site boundary	A large area of open space which is mostly not intensively managed and supports a mosaic of habitats. Habitats include woodland, scrub, semi-improved grassland, hedge, pond and swamp. Two rare plants, orange foxtail and green hellebore have been recorded here.
Yeading Brook Meadows M051	SINC	0.2km west	An extensive area of meadows and pastures, divided by old hedges, on the floodplain of the Yeading Brook. The wetter fields support some interesting plants including the only London population of the nationally scarce narrow-leaved water-dropwort. The site is of ornithological interest and small water bodies support important amphibian populations including GCN.
Down way park EaL40	SINC	0.5km northeast	A park with a native hedge supporting a good population of house sparrows.
Hayes Bypass Roughs EaBII02	SINC	0.6km east	Extensive areas of woodland, scrub and grassland adjacent to the main road of importance to nesting birds.
Lime Trees Golf Course and Lime Trees Park EaBII01	SINC	0.7km northeast	A golf course with breeding great crested newts in the ponds and a park with several features of wildlife interest.

Sites of Importance for Nature Conservation
Ecological Data Search for The Environment Partnership
8548 Ealing Package 4 - Northolt Grange, 13 December 2020

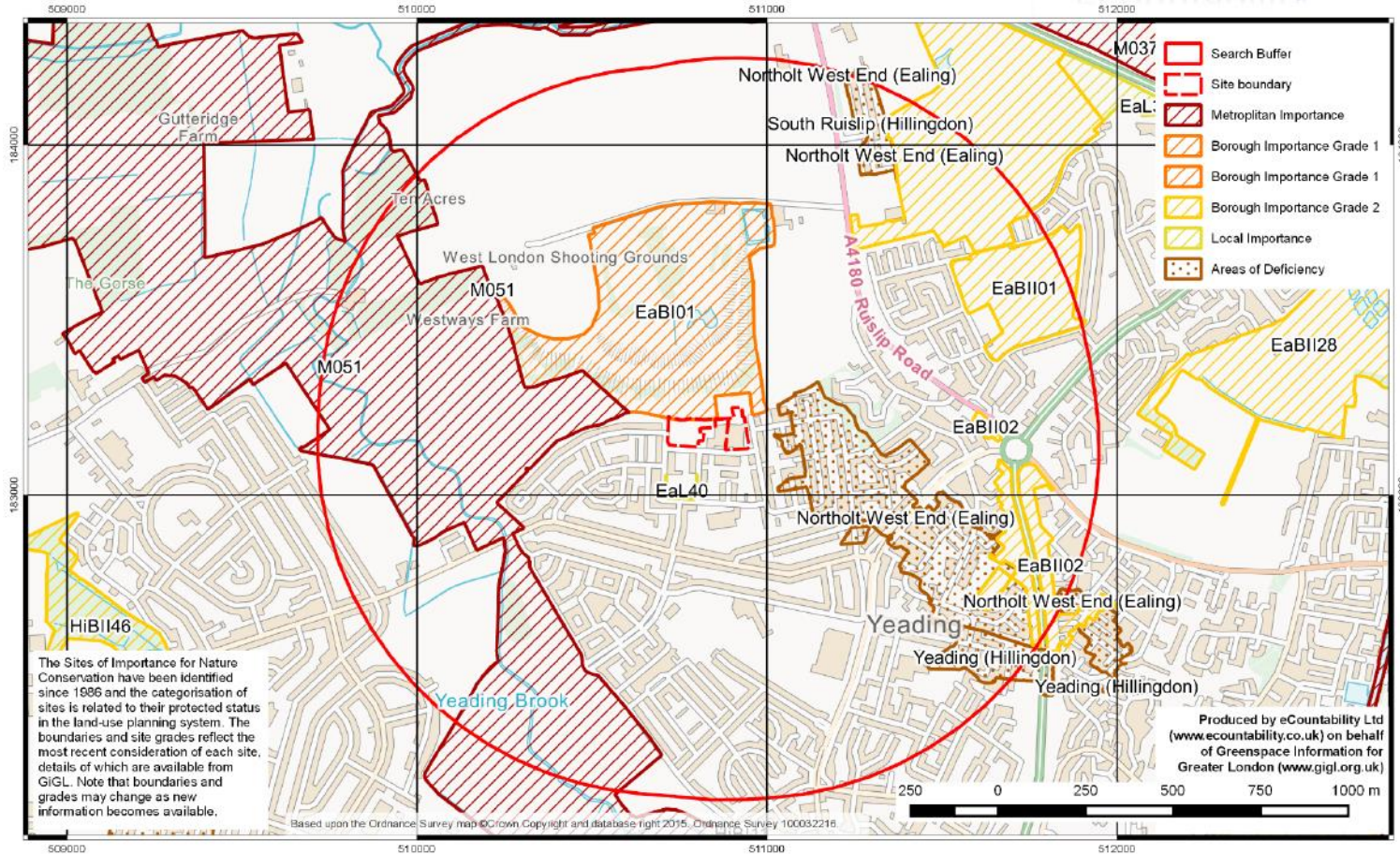


Figure 6: Non-statutory Locally Designated Wildlife Sites within 2km of the Site

5.0 Habitats

5.1 MAGIC states that the notable habitat Open Mosaic Habitats on Previously Developed Land (S41) is present within the northern section of the site (Figure 7).

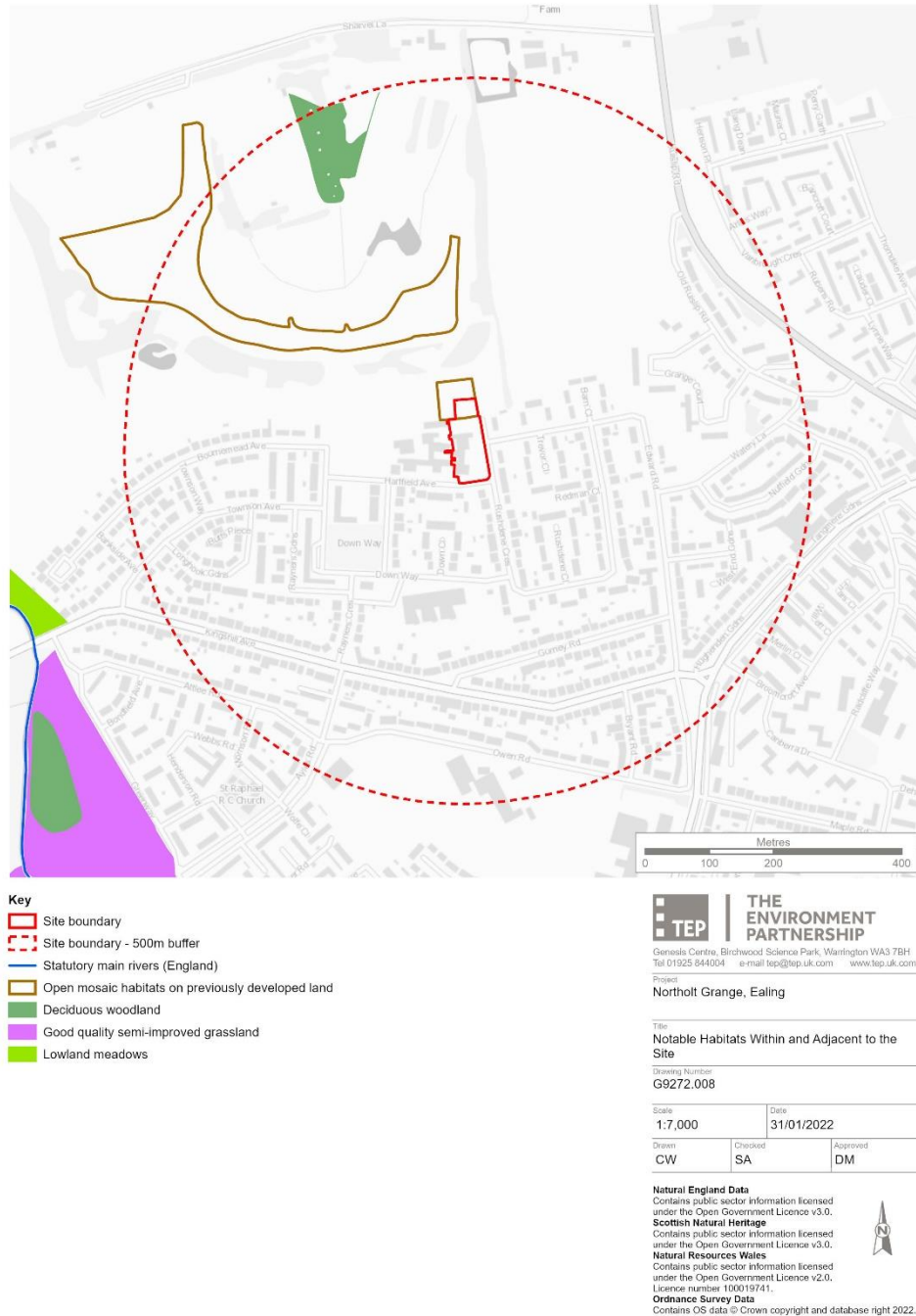


Figure 7: Notable Habitats within and Adjacent to the Site

6.0 Species

- 6.1 Numerous species records were returned from GIGL for within 1km of the site. These are shown in Table 5. Full species records can be provided to the client upon request.
- 6.2 A review of Magic Maps did not return any class licence returns or pond survey data for great crested newts between 2017 and 2019 within 2km of the site.

Table 5: Notable Species Records within 2km of the Site

Name of Species	Legislation	Closest Record to Site
<i>Amphibians</i>		
Great crested newt	EPS, WCA5, S41	562m north
Common toad	S41	794m south
<i>Birds</i>		
Lesser redpoll	S41, BRd	909m south
Skylark	S41, BRd	506m west
Kingfisher	WCA1, BAm	368m northwest
Teal	BAm	909m south
Meadow pipit	BAm	368m northwest
Swift	BAm	307m south
Short-eared owl	BAm	368m northwest
Little ringed plover	WCA1	992m northwest
Stock dove	BAm	909m south
Cuckoo	S41, BRd	909m south
Mute swan	BAm, LBAP	992m northwest
House martin	BAm	368m northwest
Lesser spotted woodpecker	S41, BRd	368m northwest
Yellowhammer	S41, BRd	992m northwest
Reed bunting	S41, BAm	368m northwest
Kestrel	BAm, LBAP	368m northwest

Name of Species	Legislation	Closest Record to Site
Snipe	BAm	368m northwest
Swallow	LBAP	368m northwest
Herring gull	S41, BRd	701m east
Linnet	S41, BRd, LBAP	368m northwest
Grasshopper warbler	S41, BRd	992m northwest
Red kite	WCA1, LBAP	909m south
Grey wagtail	BRd	368m northwest
Yellow wagtail	S41, BRd	368m northwest
Spotted flycatcher	S41, BRd	992m northwest
House sparrow	S41, BRd, LBAP	0m west
Willow warbler	BAm	943m north
Dunnock	S41, BAm	992m northwest
Bullfinch	S41, BAm, LBAP	368m northwest
Firecrest	WCA1	992m northwest
Whinchat	BRd	368m northwest
Woodcock	BRd	368m northwest
Common tern	BAm	368m northwest
Starling	S41, BRd	759m east
Green sandpiper	WCA1, BAm	368m northwest
Redwing	WCA1, BRd	368m northwest
Song thrush	S41, BRd, LBAP	909m south
Fieldfare	WCA1, BRd	368m northwest
Mistle thrush	BRd	339m northeast
Lapwing	S41, BRd	368m northwest
Peregrine	WCA1, LBAP	Location confidential

Name of Species	Legislation	Closest Record to Site
Hobby	WCA1, LBAP	Location confidential
Woodlark	WCA1, S41	Location confidential
Dartford warbler	WCA1, BAm	Location confidential
Barn owl	WCA1	Location confidential
<i>Invertebrates</i>		
Brown argus	LBAP	869m west
Small heath	S41, LBAP	368m northwest
Marbled white	LBAP	368m northwest
White-letter hairstreak	S41, LBAP	992m northwest
Grey dagger	S41	876m southwest
Brown-spot pinion	S41	876m southwest
Beaded chestnut	S41	876m southwest
Mouse moth	S41	1km northwest
Large nutmeg	S41	876m southwest
Dusky brocade	S41	876m southwest
Deep-brown dart	S41	1km northwest
Sprawler	S41	1km northwest
Centre-barred sallow	S41	876m southwest
Mottled rustic	S41	876m southwest
Latticed heath	S41	1km northwest
Dusky thorn	S41	1km northwest
Rustic	S41	876m southwest
Rosy rustic	S41	876m southwest
Shoulder-striped wainscot	S41	1km northwest
Rosy minor	S41	1km northwest

Name of Species	Legislation	Closest Record to Site
Dot moth	S41	876m southwest
Mullein wave	S41	876m southwest
Shaded broad-bar	S41	1km northwest
White ermine	S41	876m southwest
Feathered gothic	S41	1km northwest
Cinnabar	S41	876m southwest
Oak hook-tip	S41	1km northwest
Dark-barred twin-spot carpet	S41	876m southwest
<i>Mammals</i>		
Hedgehog	S41	399m southwest
<i>Plants</i>		
Bluebell	WCA8	1km northwest
Three-cornered garlic	WCA9	870m southwest
Cotoneaster sp.	WCA9	977m southwest
Wall cotoneaster	WCA9	1km southwest
Entire-leaved cotoneaster	WCA9	848m east
Montbretia	WCA9	848m east
Canadian waterweed	WCA9	895m southwest
Japanese knotweed	WCA9	1km southwest
Giant hogweed	IASO	1km southwest
Indian balsam	IASO	1km southwest
Variiegated yellow archangel	WCA9	808m southwest
Parrots-feather	IASO	967m west
False-acacia	WCA9	578m northeast

Name of Species	Legislation	Closest Record to Site
<i>Reptiles</i>		
Slow-worm	WCA5, S41, LBAP	260m west
Grass snake	WCA5, S41	506m west
Common lizard	WCA5, S41	475m south

Natural England Mitigation Licences

6.3 Two Natural England mitigation licences have been identified within 2km of the site. These are detailed in Table 6 below.

Table 6: Natural England Mitigation Licences within 2km of the Site

Licence Number	Dates	Species	Licensable Activities	Location of the Licence in Relation to the Site
2014-1216- EPS-MIT	24/07/2014 to 01/01/2020	Great crested newt	Damage of a resting place	0.5km north
EPSM2009- 531	12/03/2009 to 31/12/2009	Great crested newt	Destruction of a resting place	0.8km west



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APPENDIX B: Phase 1 Habitat Survey Target Notes

Target Note No.	Location	Habitat type & condition	Key Species	DAFOR	Protected species suitability
1	Outside of site boundary	Individual trees along edge of playing field	Silver birch Field maple	F F	Nesting birds
2	Outside of site boundary	Amenity grassland / sports playing field with closely mown vegetation	Perennial rye grass Creeping buttercup Teasel around margins Groundsel	A F O O	-
3	Outside of site boundary	Broadleaf trees Dense continuous scrub	Oak Bramble Nettle Ivy Blackthorn	O A O F O	Nesting birds Reptiles Badgers
4	Outside of site boundary	Fence line – push through underneath	Fox hair found	-	May also be used by badgers, no evidence found
5	Outside of site boundary	Dense continuous scrub	Bramble Ivy Blackthorn	A A F	Nesting birds Dormice Reptiles Badgers
6	In north-west of site	Mature trees	Cherry	O	Nesting birds

Target Note No.	Location	Habitat type & condition	Key Species	DAFOR	Protected species suitability
7	In north of site	Former hard surface sports court with encroaching scrub - 'The Cage'. Previously designated as S.41 'Open Mosaic Habitats'	Birch Poplar Willow Cotoneaster (large leaved) Mosses	A F O O	-
8	In east of site	Mature individual trees	False acacia	O	
9	In centre of site	Nature corner in school with nesting boxes	-	-	Nesting birds
10	In centre of site	School building of brick with modern and well maintained rooflines	-	-	-
11	Outside of site boundary	Mature pear tree in school quadrangle	Pear	O	Nesting birds
12	In south-east of site	Amenity grassland around outside of community centre.	Ribwort plantain Daisy Perennial rye grass	F A F	-
13	In south-east of site	Mature tree	Silver birch with old nest	O	Nesting birds

DRAWINGS

Drawing G9272.010 – Phase 1 Habitat Survey



KEY

- Site boundary
- Survey boundary
- Target note
- Potential roost feature
- Scattered broad-leaved tree
- Species-poor intact hedge
- Species-poor hedge and trees
- Dense/continuous scrub
- Amenity grassland
- Building
- Hardstanding
- Artificial grass

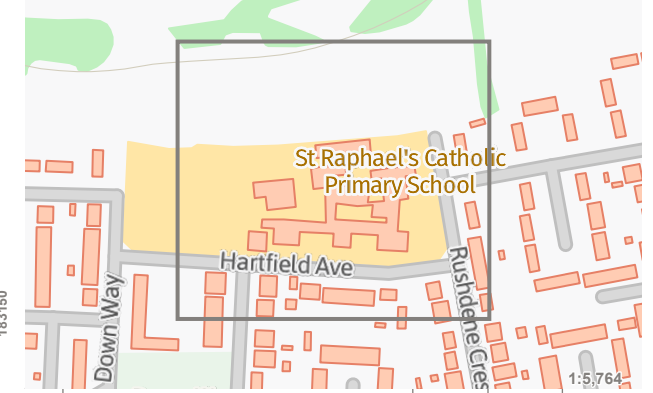
Note:

The locations of habitats and habitat features are indicative.



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Site Map



Rev	Description	Drawn	Approved	Date

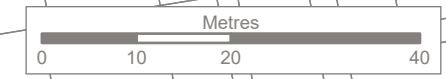
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Project
Northolt Grange, Ealing

Title
Phase 1 Habitat Survey

Drawing Number
G9272.010

Drawn	Checked	Approved	Scale	Date
CW	SA	DM	1:800 @ A3	31/01/2022





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