

Elleray Road Community Centre
Habitat Management Plan

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Issuing office

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| | Name | Position | Date |
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| Issued to client | Jamie Peacock | Ecologist | 30 June 2021 |

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1 Introduction

Background to commission

- 1.1 BSG Ecology was commissioned on 07 September 2020 by London Borough of Richmond upon Thames (LBRuT) Council to provide ecological support in the landscape design and BREEAM assessment for the proposed development of Elleray Road community and housing scheme, Elleray Road, Teddington, London ('the Site'). BSG Ecology was commissioned to produce a Habitat Management Plan (HMP) for the development of the new community centre as part of their ecology input to the BREEAM assessment process.

Site description

- 1.2 North Lane Depot (Site 2) and East Car Park (Site 3) are located east of North Lane and north of Middle Lane and are enclosed by residential areas to the north, east and south with another car park located to the west. Site 2 is made up of a secure compound area whilst Site 3 is an existing car park. Sites 2 and 3 make up an area of 0.1 ha in total.
- 1.3 The Site is almost entirely hardstanding, with the existing car park (Site 3) and a compound area which supports self-seeded introduced shrub species and immature / young tree saplings (Site 2).

Description of project

- 1.4 Sites 2 and 3 will be developed with the construction of a replacement community centre, which currently sits within Site 1 of the Elleray Community and Housing Scheme, and communal garden with areas of terrace, hedgerow / edge planting, bike racks and parking (see Appendix 1 for proposed site layout plan).

Purpose and format of this Landscape Ecology Management Plan

- 1.5 The overall purpose of this HMP is to protect ecological features at Elleray Road during the construction phase and in the longer term during the operational phase (BSI, 2013)¹.
- 1.6 The plan will include:
- Descriptions of the management objectives for the Site.
 - Detail on how the plan will be implemented through the use of Method Statements.
 - A monitoring programme to assess the success, or otherwise, of the management objectives.
 - An outline of corrective actions which may be required if the management objectives are not being met.
- 1.7 The HMP considers the enhancement of habitats and species within Elleray Road focusing on the five year period following construction. However, the HMP is intended to be used in the long term, and after five years should be reviewed to ensure it remains relevant.

CDM Regulations

- 1.8 Elements of work at the Site fall within the definition of a construction project and the Construction Design and Management (CDM) Regulations 2015 will apply to these elements. When BSG Ecology designs construction work, as defined in the Construction (Design and Management)

¹ BSI (2013). BS 42020:2013 Biodiversity — *Code of practice for planning and development: A Guide for Local Planning Authorities*. The British Standards Institution. Ltd., London.

Regulations (CDM), we will comply with our statutory duties. Where our design is not construction work, as defined, we do not have any CDM duties.

- 1.9 BSG Ecology will not be responsible for any design undertaken by other companies whether they are a 'designer' or a contractor. BSG Ecology will attend Site to review the quality of the ecology works and resolve any issues arising out of unforeseen circumstances but will not "*control the way in which any construction work is carried out by a person at work*" (CDM Regulations 25(2)). BSG Ecology will not carry out construction work (as defined).

Legislative considerations

Birds

- 1.10 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or to take or destroy its eggs.

2 Management Objectives

Objective 1: Avoiding impacts on nesting birds pre-construction

- 2.1 Site 2 contains habitat suitable for nesting birds in the form of colonising / pioneering vegetation such as buddleia *Buddleja davidii*, sycamore *Acer pseudoplatanus* and birch *Betula sp.* Method Statement A outlines measures to avoid potential impacts on nesting birds during site clearance pre-construction.

Objective 2: New habitat creation and management

- 2.2 The proposals include for the creation of new garden habitats as well as a small green roof on top of a new shed, new areas of lawn, species rich lawn and hedgerow. Method statements B,C and D outline will allow for the creation and management of these new habitats. Method statements F and G will ensure the monitoring of these habitats is undertaken over the initial 5 year period.

Objective 3 Enhancing nesting and foraging opportunities for birds

- 2.3 Installation of bird boxes within the design for Biodiversity Action Plan (BAP) species such as house sparrow *Passer domesticus* and starling *Sturnus vulgaris* is detailed in Method Statement E. Creation of hedgerows around the boundaries of the Site as well as a well vegetated garden area (Method Statements B,C and D) will provide increase foraging opportunities for birds.

Objective 4: Enhancing the Site for invertebrate species

- 2.4 Creating new habitats of native and / or berry bearing / nectar rich species, such as hedgerow and shrub and tree planting, will offer sheltering and foraging opportunities for insects including pollinator species.

3 Implementation

- 3.1 This HMP is divided into a series of Method Statements. Each Method Statement begins by outlining the objectives of the work and the rationale behind the activity (i.e. planning policy / legislative context that requires the activity to be carried out). Specific information is then provided on the timing of works, equipment, materials and/or machinery required, and the method of works to be adopted. The desired outcome of the activity is then given, with any requirements for checks and/or signoff.
- 3.2 The Method Statements detailed within this management plan should be followed for the first five years following adoption of the plan. Following this period, the management plan will be subject to a full review where the effectiveness of the management practices prescribed within it will be assessed and reviewed and actions will be identified to address any issues.

Key responsibilities

- 3.3 The delivery of the plan will be the responsibility of London Borough of Richmond upon Thames (the owners of the new Elleray Road Community building).
- 3.4 A suitably qualified ecologist will be contacted if any further advice is required concerning the implementation of this management plan. A suitably qualified Ecological Clerk of Works (ECoW) will be employed by LBRuT at the appropriate time and will have responsibility for the implementation of the relevant elements of the Method Statements set out within the plan.

Method Statement A: Vegetation Clearance and Pre-Construction Building Works

Objective

To remove only those trees specified for clearance in the planning application and related approved documents. To carry out pre-construction vegetation removal without killing or injuring nesting birds or causing any damage or destruction of eggs or active nests. This action is a legislative requirement (see Legislative considerations in Section 1 of this report.)

Scope

This method statement applies to all vegetation clearance associated with the proposed development.

Timing

It is recommended that tree clearance and pre-construction vegetation removal works commence within the period September to February inclusive (i.e. outside the bird breeding season) if possible. If this is not possible, clearance can take place between March and August providing a suitably experienced ecologist has confirmed the absence of nesting birds immediately prior to works commencing (see details below).

Equipment / machinery

Chainsaws, brush cutters, loppers etc.

Staff

Vegetation clearance works will be carried out by a suitably qualified arborist / contractor. If carried out between March and August, a nesting bird check in advance of vegetation clearance by a suitably experienced ecologist will take place.

Method

If carried out between **September and February**, tree cutting works can proceed without an ecologist.

If carried out between **March and August** vegetation to be removed will be checked for any signs of nesting birds prior to clearance by a suitably experienced ecologist, on the same day that clearance is to take place. Clearance may only take place in areas free from nesting birds. If nesting birds are found within or close to the clearance area, a suitable buffer area will be advised by the ecologist, and clearance will be postponed in these areas until the ecologist has confirmed (through follow-up visits) that any young have fledged or the nest has become otherwise disused.

Outcome/signoff

The successful outcome for these works will be the removal of only trees / vegetation specified in the planning application and approved documents and avoidance of harm to nesting birds. If tree / vegetation removal is undertaken during the nesting bird season, the ECoW will signoff (on a rolling basis if necessary) areas free of nesting birds.

Method Statement B: Tree, Shrub and Herbaceous Planting and Management

Objective

Create and manage areas of garden habitat including tree, shrub and herbaceous plants.

Scope

This method statement applies to all planting and management of trees, shrubs and herbaceous plants at the Site as required to deliver and maintain the proposed development.

Timing

Trees and shrubs should be planted September to March in suitable weather conditions so they have the best possible chance of establishing (i.e. avoiding cold or waterlogged soils in winter or drought in summer, although a suitable watering regime may allow planting at other times of the year). Grasses and herbaceous plants should ideally be planted in spring or autumn (March to May or September to October).

Planting of replacement trees should also be carried out between November and March, in suitable weather conditions, or at other times of year under a suitable watering regime.

Management of trees and shrubs will be undertaken between September and February, outside of the nesting bird season.

Equipment

- Hand digging tools / mini digger.
- Hand tools for pruning.

Staff

Planting and management will be carried out by a suitably qualified contractor (where required) or community members as directed by LBRuT.

Method

Tree planting

Trees will be planted as specified in the Landscape Plan (see Appendix 1).

Shrub and herbaceous planting

Potted/plug plants will be planted as per the Landscape Plan (see Appendix 1). Where appropriate, plants from the existing community centre garden will be transferred to the new garden.

Management

Should growth be impeded by plant guards, then these shall be repositioned or removed. Any specimens that fail to establish will be replaced with similar stock at the appropriate time of year. Should pruning be required on trees and shrubs, this will be carried out at an appropriate time of year for the species concerned, ensuring that impacts on nesting birds are avoided.

A suitable watering regime should be implemented to ensure the success of the planting.

Outcome/signoff

The Site Manager will check that the planting specified in the Landscape Plan has been carried out. Ongoing management will be the responsibility of either a suitably experienced contractor or community members as directed by LBRuT.

Method Statement C: Creation and management of Green roof, lawn area and wildflower lawn

Objective

Create and manage areas of green roof, amenity lawn and wildflower grassland.

Scope

This method statement applies to all of the above habitats as required to deliver and maintain the proposed development.

Timing

Green roof

Sowing wildflower seed mix should be carried out during March to May or September to October when weather conditions are beneficial for allowing plants to establish.

Green roof management will involve an annual cut between late August and September.

Lawn area

Cultivated turf should be laid either between April and May or September and October. Cultivated turf should be cut frequently throughout the year once established.

Wildflower lawn

Sowing a more wildflower lawn seed mix should be carried out during March to May or September to October when weather conditions are beneficial for allowing plants to establish.

The management of this wildflower lawn should be undertaken regularly during the first year of establishment between spring and late autumn. Once established this area should be cut every 4 weeks during spring until June and then cut again in August to the end of October.

Equipment

- Green roof: suitable seed mix to cover 8.5 m². A recommended mix is EM1 – Basic General purpose meadow mixture.
- Wildflower lawn: suitable seed mix to cover 21 m². A recommended mix is EL1 – Flowering lawn mix.
- Cultivated turf to cover approximately 26 m²
- Suitable mechanical cultivation and rolling equipment.
- Mower for lawn areas
- Suitable hand cutting tools for the green roof

Staff

The green roof, wildflower lawn and turf lawn will be created by a suitably qualified contractor with experience of creating these habitats. These areas will be managed by a contractor until they are successfully established. Once established management could be undertaken by community members under the direction of LBRuT or contractor if required.

Method**Green roof**

A suitably experienced contractor will install the green roof using a standard methodology. The green roof will be sown using an appropriate wild flower seed mix as suggested above.

Cultivated Turf

Creation of the turf lawns should follow standard installation techniques. This will likely include;

- Repeated shallow cultivation will be undertaken in suitable ground conditions prior to seeding to remove any weeds.
- Laying topsoil (approximately 100 mm deep) over areas to be turfed.
- Flattening down / levelling ground.
- Laying cultivated turf.

Wildflower lawn

Creation of the wildflower lawn should follow prescriptions set out by the seed supplier. This will likely include:

- Repeated shallow cultivation which will be undertaken in suitable ground conditions prior to seeding to remove any weeds.
- Seeding will take place under suitable ground conditions (average moisture, neither too wet or too dry). Rolling of newly seeded ground.

Management**Green roof****Year 1**

Mow newly sown grassland regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense.

Year 2 onwards

Avoid cutting between spring through to late July/August to give the sown species an opportunity to flower.

Turf lawn

Cultivated grassland should be cut on a frequent basis throughout the year to a height of approximately 50 mm. Cutting should not be carried out for at least two weeks post installation so as rooting can take place.

Wildflower lawn**Year 1**

The wildflower lawn will be mowed regularly (every 7 to 10 days during growing season) throughout the first year of establishment. It will be cut to a height of 40 to 60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.

Year 2 onwards

The lawn will be mown regularly, but not below a height of 25 to 40 mm.

To permit flowering, mowing can be relaxed from late June. The sward can be cut again when it becomes untidy (after 4 to 8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

Outcome/signoff

The Site Manager will check that the planting specified in the Landscape Plan has been carried out. Ongoing management will be the responsibility of a suitably experienced contractor and once areas are established a suitably experienced contractor or community members as directed by LBRuT if appropriate.

Method Statement D: Hedgerow Creation and Management

Objective

- 3.5 To create and manage areas of hedgerow at the Site.

Scope

- 3.6 This method statement applies to all planting and management of hedgerows.

Timing

- 3.7 Hedgerow (woody) species should ideally be planted during November to March, where possible or September and October if required, to ensure the best possible chance of establishing.
- 3.8 Planting of replacement woody species should also be carried out between November and March.
- 3.9 Low impact management of hedgerows such as pruning will be carried out with hand tools outside of the nesting bird season and after any trees or shrub has had time to fruit (December to February).

Equipment / machinery

- Tree/shrub plant stock
- Hand digging tools.
- Hand tools for pruning

Staff

- 3.10 The planting and management works will be carried out by a suitably qualified contractor experienced in landscaping works.

Method

- 3.11 All planting, including species and numbers of woody species, will follow the Landscape Plan (see Appendix 1).

Management

- 3.12 Pruning should be carried out on rotation, every other year, ensuring that hedgerows do not become leggy and develop a dense, wildlife friendly base.
- 3.13 Standard management techniques should be undertaken between December and February to avoid nesting bird season.
- 3.14 Should growth be impeded by spiral guards, then these shall be repositioned or removed. Any specimens that fail to establish will be replaced with similar stock. Should pruning be required, this will be carried out over the winter period (December to February).

Outcome/signoff

- 3.15 The Site Manager will check that the areas of hedgerow have been planted as specified within the landscape plan. Management will be undertaken by a suitably experienced contractor or if appropriate by community members under LBRuT.

Method Statement E: Bird Box Installation and Maintenance

Objective

To increase the opportunities for nesting bird species at the Site specifically house sparrow *Passer domesticus* and starling *Sturnus vulgaris*, as well as to maintain the condition of bird boxes installed.

Scope

House sparrow and starling bird boxes will be positioned as agreed by a qualified ecologist (indicative location are shown in Appendix 1). Bird boxes will be checked to ensure they remain fit for use.

Timing

Installation of bird boxes will be carried out at an appropriate time during construction ideally when works have been completed within their vicinity so as not to disturb any nesting individuals should they be utilised with works still ongoing.

Maintenance will be carried out if necessary on an annual basis and undertaken between October and March.

Equipment

A total of five bird boxes will be installed within the Site.

Bird boxes to be used will include (or be similar to) the below:

- X 3 Sparrow Tower Nest Box (<https://www.nhbs.com/eco-sparrow-tower>)
- X 2 Starling provision (<https://www.nhbs.com/starling-box-smooth-brick>, <https://www.nhbs.com/eco-starling-nest-box>)

Staff

Bird boxes will be installed and maintained by a suitably experienced contractor.

Methods

Install all bird boxes at the locations agreed with a suitably qualified ecologist. Boxes should be fitted no lower than 2 m from ground level. Boxes will ideally be installed on eastern facing aspects overlooking the garden with surrounding planting. The two Sparrow terraces will be grouped together where possible whilst the starling boxes will be installed separately. Given the sheltered area within the garden western facing aspects would also be acceptable.

All bird boxes will be fitted in a safe manner to be approved by the Site Manager in order to avoid any risk of injury to staff during installation or maintenance checks, and any risk to members of the public following installation.

Maintenance

Bird boxes will be checked from ground level by site staff for any obvious signs of damage or wear. Any requirement for repair or replacement will be reported to the Site Manager.

Damaged boxes will be repaired or replaced as necessary during winter, to maintain the above numbers (x5) of boxes in usable condition at the Site, and to avoid any deteriorating to a dangerous condition where they could fall.

Bird boxes will be maintained (cleaned out) outside the breeding season (i.e. in the period October to February inclusive) in order to avoid harm to nesting birds, or their eggs / young.

Outcome/signoff

Successful installation of bird boxes will be signed off by the ECoW. Their maintenance will be subject to on-going management by the Site Manager / an appropriate staff member.

Method Statement F: Monitoring the Condition of the Newly Planted Trees, Shrubs, Hedgerow and Herbaceous planting

Objective

Ensure the successful establishment of the newly planted trees, shrubs, hedgerow and herbaceous planting enhancing habitats at the Site for wildlife. Where establishment fails, replacement planting will be provided.

Scope

Planted trees, shrubs, herbaceous and hedgerow planting will be monitored to ensure they are establishing and healthy. Replacement trees and shrubs will be planted as necessary following monitoring.

Timing and frequency

Monitoring at the Site will be carried out between June and mid-July when the majority of species are flowering. Planting of replacement trees will take place between November and March.

Monitoring will be carried out on an annual basis in years one, two and five following project completion.

Staff

A suitably experienced grounds person, or an ECoW will assess the health of the newly created habitats and their ability to support birds and invertebrates.

Method

Visual checks of trees and shrubs will be undertaken in years one, two and five post-construction between June and mid-July.

Outcome/signoff

Successful establishment of new trees, shrubs, hedgerow and herbaceous planting will be signed off by a suitably experienced grounds person, or an ECoW. Any remedial actions required will be communicated to the Site Manager.

Method Statement G: Monitoring Green Roof and Wildflower Lawn

Objective

Ensure the successful establishment of the newly planted green roof and wildflower lawn. Where establishment fails, replacement planting will be provided and remedial actions undertaken if conditions are not met.

Scope

The green roof and wildflower lawn will be monitored to ensure they are establishing and healthy and achieving moderate condition as stipulated within the BREEAM calculator.

Timing and frequency

A survey will be carried out between June and mid-July when the majority of species are more easily identifiable and the grass has not been cut. Monitoring will be undertaken in years two, four and five.

Staff

An ecologist with suitable botanical knowledge will undertake the monitoring of the green roof and wildflower lawn area.

Method

The Defra metric 2.0 Technical Supplement will be used to assess both the green roof and wildflower lawn habitats with particular attention given to the typical species within the sward and cover of undesirable species including Perennial Rye grass (See Defra Technical Supplement for further undesirable species, Natural England, 2019).

Outcome/signoff

The ecologist will sign off when the green roof and wildflower lawn have achieved moderate condition. Should this not be the case then further grassland management strategies will be put in place as suggested by an ecologist.

Table 1: Work schedule

| Pre-construction tasks: | | | | | | | | | | | | | | | |
|--|------------------|---|---------------------------------|---|---|---|---|---|---|---|---|---|---|---|--|
| Task | Method Statement | Seasonal /schedule constraints | Optimal timing (shown in green) | | | | | | | | | | | | |
| | | | J | F | M | A | M | J | J | A | S | O | N | D | |
| Vegetation clearance and pre-construction building works | A | Works to be undertaken between September and February (outside the nesting bird season), or March to August, pending a nesting bird check immediately prior to works. | | | | | | | | | | | | | |
| Vegetation clearance is possible during this period providing the absence of nesting birds has been confirmed by a suitably experienced ecologist. | | | | | | | | | | | | | | | |
| Construction Stage tasks: | | | | | | | | | | | | | | | |
| Task | Method Statement | Seasonal /schedule constraints | J | F | M | A | M | J | J | A | S | O | N | D | |
| Tree, shrub and herbaceous planting | B | Initial tree and shrub planting September to March in suitable weather conditions (or with a suitable watering regime). | | | | | | | | | | | | | |
| | | Grasses and herbaceous planting to be undertaken in March to May or September to October. | | | | | | | | | | | | | |
| Creation of green roof, lawn and wildflower lawn | C | Green roof planting to be undertaken during March to May or September to October | | | | | | | | | | | | | |
| | | Cultivated turf will be laid between April and May or September and October | | | | | | | | | | | | | |
| | | Wildflower lawn will be planted between March to May or September to October | | | | | | | | | | | | | |
| Hedgerow planting | D | November to March or September and October. | | | | | | | | | | | | | |
| Bird box installation | E | None (installation any time). | | | | | | | | | | | | | |
| Post construction tasks | | | | | | | | | | | | | | | |
| Task | Method Statement | Seasonal /schedule constraints | J | F | M | A | M | J | J | A | S | O | N | D | |

4 Post Construction Monitoring and Remedial Measures

- 4.1 The monitoring (as set out in Method Statement F) will be carried out in years one, two and five following completion of the development.
- 4.2 Monitoring set out in Method Statement G will be carried out in years two, four and five following completion of the development.
- 4.3 Remedial actions following monitoring within Method Statement F include replacing tree or shrub specimens which do not establish. These should be replaced with similar native species. Non-native species will be avoided. Should new specimens be planted these will be monitored in years one, two and five following planting.
- 4.4 Initial remedial measures following monitoring within Method Statement G include removing areas of undesirable species if they self-seed and increasing or decreasing management should it be required to allow greater diversity.
- 4.5 Damaged bird boxes will be replaced with a like for like replacement or similar specification.

5 References


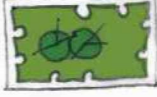


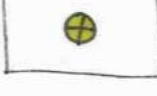
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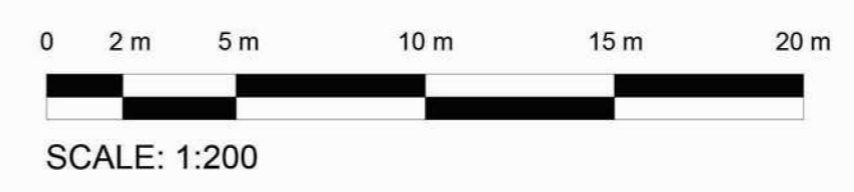
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Appendix 1: Landscape Plan



- KEY:
-  PROPOSED TREES
 -  PROPOSED SHRUBS: TO INCLUDE SENSORY PLANTING & PLANTS SALVAGED FROM EXISTING SITE. SALVAGED PLANTS INCLUDE ACERS, HYDRANGEA, HEBE, ROSES & HERBACEOUS PLANTS.
 -  PROPOSED NATIVE HEDGEROW TO MIDDLE LANE BOUNDARY.
 -  PROPOSED BIRD BOXES WITHIN GARDEN ON WALLS & TRELLIS. (X5).
 -  PROPOSED INVERTEBRATE HOTEL ON WALL (X2)
- REFER TO BSQ ECOLOGY REPORT FOR FULL DETAILS OF ECOLOGICAL ENHANCEMENTS.

HEDGES
 MIXED NATIVE HEDGE - TROUGH INSTANT PLANTING
 HEIGHT: 100/120CM RANDOM MIX: BLACKTHORN, FIELD MAPLE, HAZEL, PLUM CHERRY, CRAB APPLE, PRIVET, DOGWOOD, ROWAN, HOLLY OR SPINDLE



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| Letter Revision | By | Date |
| | | |
| thelandscapepartnership landscape architecture urban design environmental planning | | |
| Project | Bedford | 01234 261315 <input checked="" type="checkbox"/> |
| Elleray Hall Site, Teddington | Woodbridge | 01394 380509 <input type="checkbox"/> |
| | London | 020 3092 4141 <input type="checkbox"/> |
| | Norwich | 01603 230777 <input type="checkbox"/> |
| Drawing | Job No. | B21028 |
| Landscape Proposals | Dwg. No. | 101 |
| | Scale | 1:200@A2 |
| Status Planning | Drawn | DT |
| | Checked | JB |
| | Date | 21.04.2021 |
| Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately. Copyright THE LANDSCAPE PARTNERSHIP LTD | | North  |

