

# Preliminary Ecological Appraisal

**Including:  
Extended Phase 1 Habitat Assessment  
Bat Scoping Assessment**

The Hop Exchange  
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## NON-TECHNICAL SUMMARY

This report assesses the ecological value of the proposed development site at The Hop Exchange, Southwark. The proposed development involves the addition of multiple storeys on the western section of the existing building with roof terraces and the replacement of the atrium roof located in the centre of the site.

The site survey included an assessment of the habitats found within the site and its immediate surroundings and the likely impact of the proposed development on habitats of ecological value and protected and notable species.

This report is broadly considered valid for a duration of two years, although some ecological factors may change within shorter timescales.

### **Key results:**

The site is dominated by buildings and hardstanding habitats.

The proposed development is not due to result in the loss of significant habitats of ecological value, although the recommendations below should be followed to minimise the risk of impact on habitats of ecological value and protected and notable species.

### **Recommendations (see report for details):**

- To avoid an impact on commuting and foraging bats, it is recommended that lighting is designed to minimise illumination of surrounding areas.
- Vegetation and buildings suitable for nesting birds may only be removed during the nesting season if they have been checked by an ecologist and no nests are present.
- One invasive plant species was recorded within the site – *Buddleia*. To avoid spreading these plants, they should be disposed of responsibly.

# 1 INTRODUCTION

## Background

- 1.1 This report has been instructed by Peer Freeholds Ltd.
- 1.2 The proposed development involves the addition of multiple storeys on the western section of the existing building with roof terraces and the replacement of the atrium roof located in the centre of the site.

## Purpose of the report

- 1.3 This report assesses the ecological interest of the site and the potential impacts of the proposed development on biodiversity.
- 1.4 Ecological surveys are sequential in nature and any follow up, species-specific reports will supersede the information present in this report, even if both are submitted together.
- 1.5 TMA have been instructed to undertake a Preliminary Ecological Appraisal - a method of ecological assessment outlined in the CIEEM Guidelines for Preliminary Ecological Appraisal (2017). These guidelines state that the aims of the Preliminary Ecological Appraisal are to identify key ecological constraints associated with a project; identify any mitigation measures likely to be required; identify any additional surveys that may be required.
- 1.6 A separate ecological enhancement scheme will be produced to identify opportunities to deliver ecological enhancement within the site.
- 1.7 This report aims to satisfy the requirements of the National Planning Policy Framework (MHCLG, 2019), identifying ecological features or protected species within or near the site that could potentially be impacted by the proposed development and opportunities for incorporating biodiversity enhancements into the development proposals.
- 1.8 This report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM, 2017) and with Biodiversity - Code of Practice for Planning and Development (BSI, 2013).
- 1.9 To provide information to support the ecological assessment, a bat scoping survey has also been undertaken.

## Limitations

- 1.10 The site was accessed during July 2020, a time when the majority of plant species would be expected to be evident, particularly extensive stands of invasive species such as Japanese knotweed (*Fallopia japonica*) or giant hogweed (*Heracleum mantegazzianum*). Where further botanical or invasive species surveys are considered necessary, these have been recommended within this report.
- 1.11 Small areas of flat roof were not fully accessible but could be viewed for adjacent roof areas.
- 1.12 As the attributes of the site and its potential for protected, notable and invasive species may change over time, this report is broadly considered valid for a duration of **two years**, after which time it is recommended that an update site assessment is undertaken. In some cases, protected or invasive species' use of a site may change over a shorter timescale, for instance the extent of invasive plant species, which may change month to month. In such cases, appropriate precautionary advice or recommendations for update surveys are given within this report. Although invasive plant species have been recorded if observed within the site, we cannot guarantee that all occurrences have been found.

## Information supplied

- 1.13 This report has been prepared with reference to the following supplied plans, showing the extent of the site boundary and the proposed development (at this stage):
- Landscape proposals, Terrafirma, March 2021 (ref. ref. 2183-TF-XX-00-DR-L-1000 rev. P07)
- 1.14 Please note the above-named plans may be superseded or updated without warranting an update of this report, if the changes are insignificant to the impact of the development on biodiversity.

## Site location

- 1.15 The site is located in Southwark, London. The surrounding area is dominated by urban development including commercial and residential buildings. The River Thames is located 200 m north of the development site.

1.16 The central grid reference for the site is TQ 32553 80166. The surveyed site covers approximately 0.28 hectares.

## 2 RELEVANT LOCAL PLANNING POLICY

### Publication London Plan (2020)

#### **Policy G1 – Green Infrastructure**

- 2.1 London's network of green and open spaces, and green features in the built environment, such as green roofs and street trees, should be protected, planned, designed and managed as integrated features of green infrastructure.
- 2.2 Boroughs should prepare green infrastructure strategies that integrate objectives relating to open space provision, biodiversity conservation, flood management, health and wellbeing, sport and recreation.
- 2.3 Development Plans and Opportunity Area Planning Frameworks should:
  - identify key green infrastructure assets, their function and their potential function
  - identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

#### **Policy G5 – Urban Greening**

- 2.4 Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- 2.5 Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2 but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

#### **Policy G6 – Biodiversity and access to nature**

- 2.6 A Sites of Importance for Nature Conservation (SINCs) should be protected. The greatest protection should be given to the most significant sites.
- 2.7 In developing Development Plan policies, boroughs should:
  - use the relevant procedures to identify SINCs and green corridors. When undertaking comprehensive reviews of SINCs across a borough or when



identifying or amending Sites of Metropolitan Importance boroughs should consult the London Wildlife Sites Board

- identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them
- Seek opportunities to create habitats that are of particular relevance and benefit in an urban context
- include policies and proposals for the protection and conservation of priority species and habitats and opportunities for increasing species populations
- ensure sites of European or national nature conservation importance are clearly identified and appropriately assessed.

2.8 Where harm to a SINC (other than a European (International) designated site) is unavoidable, the following approach should be applied to minimise development impacts:

- avoid adverse impact to the special biodiversity interest of the site
- minimise the spatial impact and mitigate it by improving the quality or management of the rest of the site
- seek appropriate off-site compensation only in exceptional cases where the benefits of the development proposal clearly outweigh the biodiversity impacts.

2.9 Biodiversity enhancement should be considered from the start of the development process.

2.10 Proposals which create new or improved habitats that result in positive gains for biodiversity should be considered positively, as should measures to reduce deficiencies in access to wildlife sites.

## New Southwark Plan (Proposed Submission Version 2017 and Amendments 2019)

### **Policy P58 – Green Infrastructure**

2.11 Major development must provide green infrastructure with arranging in place for long-term stewardship and maintenance funding.

2.12 Large scale major development must provide new publicly accessible open space and green links.

2.13 Green infrastructure should be designed to;

- Provide multiple benefits for the health of people and wildlife and
- Integrate with the wider green infrastructure network and townscape/landscape, increasing access for people and habitat connectivity and;
- Be adaptable to climate change and allow species migration while supporting native and priority species.

**Policy P59 – Biodiversity**

2.14 Development must contribute to net gains in biodiversity through;

- Enhancing the nature conservation value of Sites of Importance for Nature Conservation (SINC's) Local Nature Reserves (LNRs), designated and undesignated ancient woodland, populations of protected species and priority habitats/species identified in the United Kingdom, London or adopted Southwark Biodiversity Action Plan; and
- Avoiding damage to SINCs, LNRs, populations of protected species and priority habitats/species. Where exceptionally, such developments are permitted adequate mitigation must be provided, or as a last resort, compensation for the harm to biodiversity; and
- Including features such as green and brown roofs, green walls, soft landscaping, nest boxes and habitat restoration and expansion, improved green links and buffering of existing habitats.

## 3 SURVEY METHODOLOGY

### Data Searches

- 3.1 The government's MAGIC search tool was searched for statutory sites designated for nature conservation interest within 7 km of the site, and for records of European Protected Species licences within 2 km of the site.
- 3.2 Greenspace Information for Greater London (GiGL) was consulted for records of non-statutory sites designated for nature conservation interest and for records of protected species within 1 km of the site. Due to the small size of the site comprising habitats of limited ecological interest and low impacts associated with the proposed development, a 1km radius was deemed proportional to the anticipated scale of impacts.

### Site Survey

- 3.3 The survey was undertaken on 6<sup>th</sup> July 2020 by Brooke Waites of Tim Moya Associates, an experienced Senior Ecologist and Graduate Member of the Chartered Institute for Ecology and Environmental Management (CIEEM). During the survey the weather conditions were not considered to pose any limitations to the survey.
- 3.4 The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (JNCC, 2010). Dominant plant species were recorded for each habitat present.
- 3.5 The site was inspected for evidence of and its potential to support protected or notable species, especially those listed under *The Conservation of Habitats and Species Regulations 2017*, the *Wildlife & Countryside Act 1981* (as amended), including those given extra protection under the *Natural Environment and Rural Communities (NERC) Act 2006* and *Countryside & Rights of Way (CROW) Act 2000*, and listed on the UK and local Biodiversity Action Plans. Such species include amphibians, reptiles, bats, badgers, birds, dormice and water voles. Evidence of badgers was searched for throughout the site, including setts, footprints, feeding signs, hairs and droppings.
- 3.6 The site was searched for evidence of invasive plant species, such as Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*), giant

hogweed (*Heracleum mantegazzianum*), horizontal/wall cotoneaster (*Cotoneaster horizontalis*) and floating pennywort (*Hydrocotyle ranunculoides*).

## Bat Scoping Survey

- 3.7 The bat scoping survey was undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016). The surveyor holds a Natural England licence to disturb bats whilst surveying. The buildings were inspected externally from all angles using binoculars and internally using a high-powered torch to inspect loft spaces (where present).
- 3.8 Evidence searched for included bat droppings, feeding remains, staining from urine or grease marks and potential access points into roosting cavities. Features indicating potential for bat roosts included gaps beneath roof tiles, weatherboarding and/or hanging tiles and missing mortar.

## 4 DESK STUDY RESULTS

### Designated Sites

- 4.1 The site itself is not covered by any statutory or non-statutory nature conservation designations.
- 4.2 There are 16 statutory designated sites within 7 km of the proposed development and six non-statutory designated sites within 1 km of the site, as follows:

**Table 1. Statutory designated sites of nature conservation interest**

<b>Closest statutory site:</b>			
<b>Site name</b>	<b>Designation</b>	<b>Distance and direction from proposed works (km)</b>	<b>Description</b>
Russia Dock Woodland	LNR	3.5 W	Russia Dock Woodland is a long narrow park in Rotherhithe, London, created by the infilling of one of the former Surrey Commercial Docks.
<b>Other statutory sites:</b> 15 further LNRs are located between 3.6 km and 7 km from the proposed development site.			
Key (Refer to Appendix 4 for details): LNR – Local Nature Reserve			

**Table 2. Non-statutory designated sites of nature conservation interest**

<b>Closest non-statutory site:</b>			
<b>Site name</b>	<b>Designation</b>	<b>Distance and direction from proposed works (km)</b>	<b>Description</b>
River Thames and tidal tributaries	SINC	0.22 N	The River Thames and tidal sections of creeks and rivers provide a number of value habitats including mud-flats and shingle beaches.
<b>Other non-statutory sites:</b> Five further SINC are located between 0.5 km and 1 km from the proposed development site.			
Key (Refer to Appendix 4 for details): SINC – Site of Importance for Nature Conservation			

## Historic Species Records

- 4.3 Local Ecological Records Centre data searches return hundreds of species records. The table below summarises records of key protected species considered to be most sensitive to impact from proposed developments. Numerous additional notable species records were returned for the 1 km radius, which are considered unlikely to be impacted by the proposed development and are therefore not summarised below. For instance, species for which no suitable habitat is present close to the site (see end of table).

**Table 3. Existing protected species records**

Species	Local Ecological Records Centre			EPS Licences granted
	Number of records within 1 km	Closest record to site (km) and orientation*	Most recent record	No. within 2 km
Bat species ( <i>Chiroptera</i> sp.)	77 Records, 3 Species	0.25 NW Nathusius pipistrelle ( <i>Pipistrellus nathusii</i> )	2019 Nathusius pipistrelle	1 – 2011 1.5 km NW. Licence to destroy a resting place of common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) and soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> )
Hedgehog ( <i>Erinaceus europaeus</i> )	1	0.2 N	1998	N/A
Black redstart ( <i>Phoenicurus ochruros</i> )	82	0.27 NW	2016	N/A
No records were returned of the following key protected/notable species: White-clawed crayfish ( <i>Austropotamobius pallipes</i> ), otter ( <i>Lutra lutra</i> ), water vole ( <i>Arvicola amphibius</i> ), dormouse ( <i>Muscardinus avellanarius</i> ), badger ( <i>Meles meles</i> ), adder ( <i>Vipera berus</i> ), grass snake ( <i>Natrix helvetica</i> ), slow-worm ( <i>Anguis fragilis</i> ), common lizard ( <i>Zootoca vivipara</i> ) and great crested newt ( <i>Triturus cristatus</i> )				

## 5 RESULTS OF HABITAT SURVEY

### Habitats and Vegetation

- 5.1 A Phase 1 Habitat Plan can be found in Appendix 1 illustrating the habitats present. Photographs of the site are contained in Appendix 2.

**Table 4. Habitats present within the site**

Habitat type	Description	Dominant plant species	Overall biodiversity value*	Habitats of Principal Importance*	Additional Notes
Buildings and hard standing	The site comprises a single large building and areas of hardstanding.	Small amounts of buddleia ( <i>Buddleja sp.</i> ) were present on the roofs.	Negligible, other than potentially for nesting birds	No	Bat roost and nesting bird potential are assessed in Table 5, below.

\*Overall biodiversity value of a habitat is guided by the criteria listed in section 4.6 of the Guidelines for Ecological Impact Assessment (CIEEM, 2018), which include habitats required by rare or uncommon animal or plant species, habitat connectivity and species-rich assemblages of plants.

\*\* Habitats of principal importance included in Section 41 of the NERC Act – for details see Appendix 4.

## Protected/Notable Species Potential

- 5.2 Table 5, below, details the suitability of habitats within the site for key protected/notable species.
- 5.3 Species not detailed below are considered unlikely to be significantly impacted by the proposed works.

**Table 5. Protected species potential**

Species group	Strict Protection*	Species of Principal importance**	General habitat requirements	Suitable habitat within site
Great crested newt	Yes	Yes	Breed in ponds and other waterbodies. Terrestrial habitat includes woodland and grassland.	No suitable habitats
Reptiles	Yes	Yes – all reptiles	Long grass, scattered scrub, hedgerows, rubble and log piles.	No suitable habitats
Bats	Yes	Yes – Several species	Roost in buildings, tree cavities, bridges and caves.	The building has been assessed as having negligible bat roosting potential. Refer to Section 6 of this report.
Dormouse	Yes	Yes	Hedgerows, dense scrub, deciduous woodland with connected canopy and good ground flora.	No suitable habitats
Water vole	Yes	Yes	Rivers, streams, wet ditches.	No suitable habitats
Otter	Yes	Yes	Rivers and lakes	No suitable habitats
White-clawed crayfish	Yes	Yes	Canals, streams, rivers, lakes, reservoirs and water-filled quarries	No suitable habitats



<b>Species group</b>	<b>Strict Protection*</b>	<b>Species of Principal importance**</b>	<b>General habitat requirements</b>	<b>Suitable habitat within site</b>
Badger	Yes	No	Woodland, dense scrub, meadows, field edges.	No suitable habitats
Hedgehog	No	Yes	Woodland, hedgerow, gardens, parks	No suitable habitats
Nesting birds	While nesting	Various	Trees, shrubs, scrub, hedgerows, cavities within buildings, waterbodies, arable fields, bare/stony ground.	The building offers limited suitability for nesting birds on the flat roof areas. No evidence of bird nesting was present on the flat roofs of the building.
Invasive Plant Species	No	No	Species-dependent: Waste land, railway verges, riverbanks, waterbodies	Buddleia was identified in small areas of the flat roofs of the building (See Appendix 1).

\*Strict Protection – species for which individuals and/or their habitats are protected against harm/destruction/disturbance by European or UK Law – for details see Appendix 4.

\*\* Species of principal importance included in Section 41 of the NERC Act – for details see Appendix 4.

## 6 RESULTS OF BAT SCOPING ASSESSMENT

### Buildings

- 6.1 Building names and locations are shown on the Phase 1 Habitat Plan (Appendix 1). Target Notes have been used to identify features such as potential bat access points. Full details of the Bat Scoping Survey findings are contained in Appendix 3, including building descriptions and inspection findings.
- 6.2 Roof voids are not the only area of a building that may be used by roosting bats. Bats often roost underneath roof tiles, hanging tiles, wooden cladding, inside cavity walls and amongst brickwork. In these locations, evidence of a bat roost may be concealed.
- 6.3 All areas where bats may roost in all buildings were accessed internally and externally.
- 6.4 The building was assessed as having **Negligible** potential for roosting bats, due to the absence of potential roost features.

### Foraging and commuting habitat

- 6.5 The location of the site and the surrounding area is considered to be of low value for commuting and foraging bats. The wider landscape is dominated by urban development including commercial buildings and residential accommodation. It is expected that light-tolerant bat species are present within the local area.

## 7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 For any constraints identified, mitigation options should follow the Mitigation Hierarchy as set out in British Standard BS42020 (BSI, 2013). This seeks as a preference to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.

### Overall Ecological Value

- 7.2 The proposed development is not due to result in the loss of significant habitats of ecological value, although the recommendations below should be followed to minimise the risk of impact on habitats of ecological value and protected and notable species.

### Designated sites

- 7.3 The closest non-statutory designated site is River Thames and Tidal Tributaries SINC located 220 m north of the proposed development site. Given the very localised scale of the development, there is unlikely to be a detrimental impact on this or any other designated sites.

### Habitats of Principal Importance

- 7.4 No habitats within or adjacent to the proposed development site are listed as Habitats of Principal Importance under Section 41 of the NERC Act (Refer to Appendix 4).

### Protected Species

- 7.5 The following species are protected against harm/destruction/disturbance by European or UK Law – for details see Appendix 4.

#### **Great crested newts**

- 7.6 Great crested newts are legally protected from killing, injury, capture and deliberate disturbance. Habitats used by great crested newts are also protected (see Appendix 4 for details).

- 7.7 The habitats within the site are considered unsuitable for great crested newts. No ponds are present within 500 m of the development site. As such it is considered unlikely great crested newts will be detrimentally impacted by the proposed work and no further surveys or mitigation is required.

### **Reptiles**

- 7.8 All species of native reptiles are legally protected against killing or injury. (see Appendix 4 for details).
- 7.9 No reptiles have been recorded within 1 km of the development site. Habitats within the site are not considered suitable for reptiles, as such no further surveys or mitigation is required.

### **Roosting bats - buildings**

- 7.10 All species of bat are legally protected from disturbance or harm and their roosts are protected from damage or destruction (see Appendix 4 for details).
- 7.11 The building was assessed as having **negligible** potential to support roosting bats, as such no further surveys or mitigation are required.

### **Foraging and commuting bats**

- 7.12 Due to the habitats present within the site and the local landscape, it is considered likely that foraging or commuting bats use the site to a certain extent.
- 7.13 The foraging and commuting behaviour of bats is known to be altered by artificial lighting and bats may avoid illuminated areas (ILP, 2018).

7.14 Recommendation: To avoid a detrimental impact on bats using the site, there should be no increased light spillage into the surrounding area. Lighting should be restricted to the interior of the site and should be kept to a low level. The following measures should be implemented within the lighting scheme:

- Minimise light spill through careful aiming, positioning and selection of luminaires and column heights.
- LED luminaires should be used where possible due to their sharp cut off, lower intensity and dimming capacity.
- Lighting must have no upward spill.
- Warm white luminaires with peak >550nm. UV lighting should be avoided.
- Reduce the light intensity to the minimum required for safety and security;

- Where security lamps are used these should use a trigger to illuminate them (e.g. infra-red detector), and switch off after a short period, rather than remaining on all night.
- Further guidance is available in Bats and artificial lighting in the UK (ILP, 2018).
- In some cases a Lighting Impact Assessment may be required to demonstrate that lighting will not have a detrimental impact on bats.

### **Dormice**

- 7.15 Dormice are legally protected from disturbance or harm and their breeding sites and resting places are protected from damage or destruction (see Appendix 4 for details).
- 7.16 Due to the absence suitable habitats present and poor connectivity with suitable habitats in the local area, dormice are considered unlikely to be present. No records of dormice within 1 km of the site have been returned by record centres. The proposed development is considered unlikely to impact dormice and no further surveys or mitigation are recommended.

### **Water Vole and Otter**

- 7.17 Otters and water voles are legally protected from harm, capture and disturbance and their breeding sites and resting places are fully protected (see Appendix 4 for details).
- 7.18 No habitat suitable for water voles or otters is present within or adjacent to the site. The proposed development is considered unlikely to impact these species and no further surveys or mitigation are recommended.

### **White-clawed crayfish**

- 7.19 White-clawed crayfish are legally protected from harm, capture and disturbance (see Appendix 4 for details).
- 7.20 No habitat suitable for white-clawed crayfish is present within or adjacent to the site. The proposed development is considered unlikely to impact this species and no further surveys or mitigation are recommended.

### **Badger**

- 7.21 Badgers are legally protected against killing, injury or disturbance and their setts are protected against interference (see Appendix 4 for details).

- 7.22 Due to the lack of evidence of badgers within the site, the proposed development is considered unlikely to impact badgers and no further surveys or mitigation are recommended.

### **Invertebrates**

- 7.23 Approximately 400 invertebrate species are listed as 'Species of Principle Importance' under Section 41 of the NERC Act (see Appendix 4) and decision makers must have regard to the conservation of these species.
- 7.24 Due to the common habitats present within the site, it is considered unlikely that the proposed works will significantly impact important populations of invertebrates.

### **Nesting birds**

- 7.25 All birds are protected against killing, injury or capture, and eggs and active nests are protected. Some bird species are also protected against disturbance (see Appendix 4 for details).
- 7.26 The building includes flat roofs which are suitable for nesting birds during the nesting season (typically March to August inclusive).

- 7.27 Recommendation: To avoid destruction of active bird nests, it is recommended that building demolition is only undertaken outside the bird nesting season. Building demolition may only be undertaken during the nesting season if a careful check by a suitably experienced person can confirm that no active bird nests are present, particularly in the flat roof areas. If bird nests are present within buildings or vegetation to be removed, they must be left in place and not disturbed until all the young have fledged and cease to return to the nest.

## **Invasive Species**

### **Invasive plant species**

- 7.28 *Buddleia* was present throughout the flat roof areas of the site in small stands.
- 7.29 *Buddleia* is not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) as legally-controlled invasive plant species but is known to be invasive in some circumstances (Natural England, 2011).

- 7.30 Recommendation: These plants are unlikely to cause problems in their current location within the site, but their spread should be avoided. If removal of these plants is required as part of the works, they should be disposed of responsibly (e.g. mulching, burning on site or removal to landfill) so that the plants cannot spread.

## 8 REFERENCES

- British Standards Institution (2013). BS42020 – Biodiversity – Code of practice for planning and development.
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## 9 APPENDICES

Appendix 1- Habitat Plan

Appendix 2- Photographs

Appendix 3– Bat Scoping Assessment (Buildings)

Appendix 4- Wildlife Law and Planning Policy

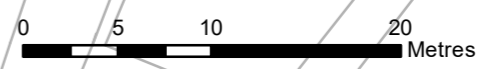
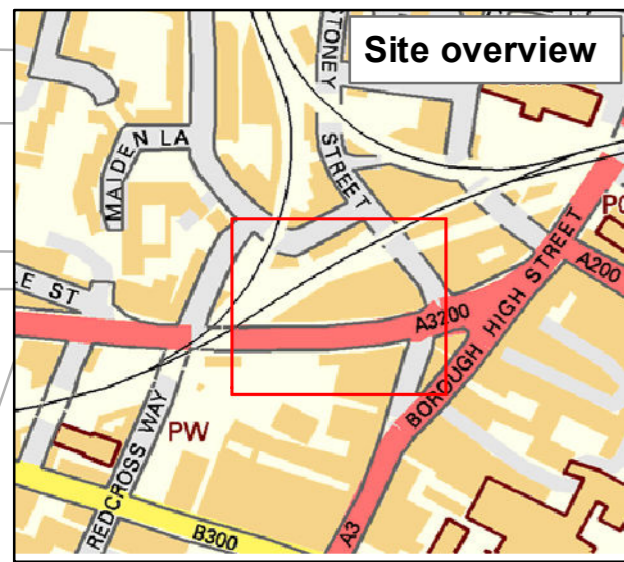
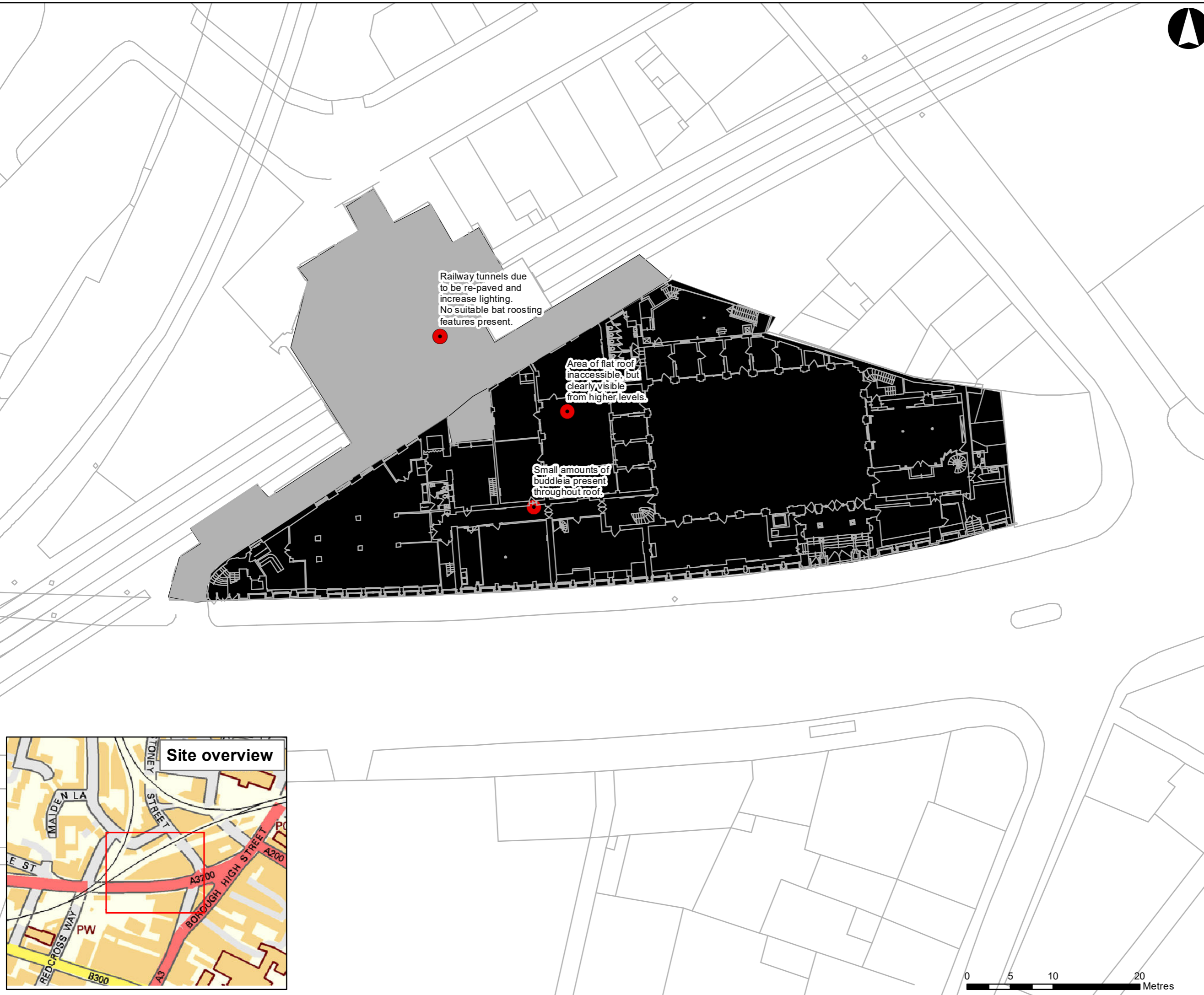


## Appendix 1 - Habitat Plan



### Legend

- TargetNote
- Hard standing
- Building



Drawing title: <b>Phase 1 Plan</b>		
Project Name: <b>The Hop Exchange</b>		
Date 30/07/2020	Drawn by BP	Check by -
Drawing No 200624-EC-01	Rev -	Scale 1:400

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



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## Appendix 2 - Photographs

Photo 1 – Eastern area of the flat roof



Photo 2 – The Hop Exchange Building



Photo 3 – Internal view of the Hop Exchange

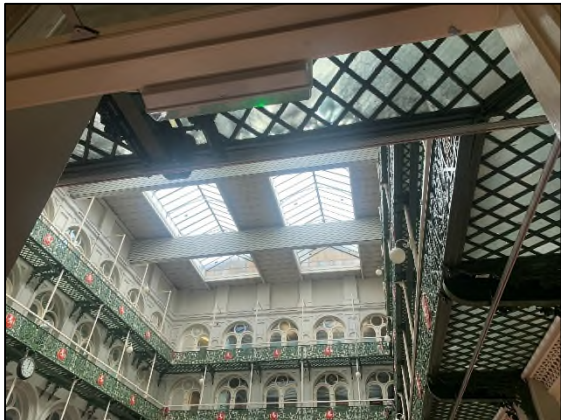


Photo 4 – Basement level



Photo 5 – Access path by railway tracks



Photo 6 – The Hop Exchange



## Appendix 3 – Bat Scoping Assessment (Buildings)

# Bat Building Assessment Summary

200624 - The Hop Exchange, Southwark

200624ED-11

Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Ecological notes	Recommendations	Survey date
1 The Hop Exchange	3	Commercial	Flat Good	Roof external: Bitumen roofing felt Roof internal: Unknown Wall: Brick	Y	1	N	N	N	N	Limited	Underground features	<p>Cellar which runs along southwark street was not fully inspected as its not due to be impacted by the proposed works, however a breif inspection showed no evidence of use by bats.</p> <p>Flat roofs are generally well maintained and well sealed. Limited evidence of use by birds (Small number of bones from gull feeding present).</p>	- No further surveys required- No further bat surveys required based on the current proposals.	

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

Printed on 14/07/20 (Building Assessment)

## Appendix 4 - Wildlife Law and Planning Policy



## Statutes and English Law

### Reptiles

All species of native reptiles are protected against killing or injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). The sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are further protected under The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 against capture or disturbance and the places they use for breeding, resting, shelter and protection are protected from being damaged or destroyed.

### Great Crested Newts

The great crested newt and its habitat are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation makes it an offence to deliberately kill, injure or capture a great crested newt; deliberately disturb a great crested newt; damage, destroy or obstruct access to a structure used for shelter or protection by a great crested newt; or possess or transport a great crested newt.

### Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

### Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992 which makes it an offence to kill, injure or possess a badger; interfere with, damage or destroy a badger sett including obstructing access to a badger sett; cruelly treat or harm a badger; or disturb a badger in a sett.



### **Otters**

Otters and their resting places are protected under the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation makes it an offence to deliberately kill, injure or capture an otter; deliberately disturb an otter in their breeding or resting places; damage, destroy or obstruct access to their resting or breeding places.

### **Water Voles**

Water voles are protected under the Wildlife and Countryside Act 1981 (as amended) from killing or taking by certain prohibited methods. Their breeding and resting places are fully protected from damage, destruction or obstruction; it is also an offence to disturb them in these places.

### **Dormice**

Hazel dormice are protected under both The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Dormice and their breeding sites and resting places are fully protected. Without a licence it is an offence for anyone to deliberately disturb, capture, injure or kill them. It is also an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to possess or sell a wild dormouse.

### **Birds**

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to kill, injure or take wild birds; take, damage or destroy the nest of wild birds while it is in use or being built; or take or destroy the eggs of wild birds.

Certain bird species are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (as amended). Under this legislation they are afforded the same protection as all wild birds and are also protected against **disturbance** whilst building a nest, or on or near a nest containing eggs and or unfledged young.

### **White-clawed crayfish**

White-clawed crayfish are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) protecting them from harm, disturbance and

capture without an appropriate licence. It is illegal to buy or sell white-clawed crayfish whether alive or dead.

### **Invertebrates**

Three UK invertebrate species are protected under The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 – large blue butterfly, fisher's estuarine moth, little ramshorn whirlpool snail. It is an offence for anyone to deliberately disturb, capture, injure or kill them. It is also an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to possess, or sell these species.

Approximately 400 further invertebrate species are listed as 'Species of Principle Importance under Section 41 of the NERC Act (see below).

### **Invasive Plant Species**

It is prohibited to plant or otherwise cause to grow in the wild any species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The Environmental Protection Act 1990 also classifies certain invasive plants as controlled waste which must be disposed of safely at an appropriately licensed landfill site (e.g. Japanese knotweed).

Under section 57 of the Anti-social Behaviour, Crime and Policing Act 2014, if an individual or an organisation fails to control an invasive plant species which is having a detrimental effect on the quality of life of those in the locality. A notice can be issued after a mandatory written warning has been served. Breach of this notice, without reasonable excuse, would be a criminal offence, subject to fixed penalty notice (a penalty of £100) or prosecution. On summary conviction an individual could be liable to a level 4 fine and an organisation (e.g. a company) could be liable to a fine not exceeding £20,000.

## **Planning Policy**

In addition to the statutes described above, various planning policy imposes duties upon planning applicants to take account of protected species and habitats at sites of proposed development and in particular, protected species. The objective of this policy is to prevent a net loss of species and habitats diversity identified as priorities for the U.K. as a consequence of development activity.

## **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

Planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. 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.

## **Natural Environment and Rural Communities Act (NERC Act)**

[Section 40 of the Natural Environment and Rural Communities Act 2006](#) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.

## **Priority Habitats and Species**

Priority habitats and species are defined (NPPF, 2018) as 'Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities Act 2006 (NERC Act)'. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under the NERC Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Fifty-six **habitats** of principal importance are included on the S41 list. These are all the habitats in England that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework. They include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland, and freshwater and marine habitats such as ponds and subtidal sands and gravels.

There are 943 **species** of principal importance included on the S41 list. These are the species found in England which were identified as requiring action and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. In addition, the Hen Harrier has also been included on the

list because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England.

#### **ODPM Circular 06/2005**

This Government Circular entitled 'Biodiversity and Geological conservation – Statutory obligations and their impact within the planning system' (ODPM, 2005) provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England.

The potential effects of a development, on habitats or species listed as priorities under Section 41 of the NERC Act, and by Local Biodiversity Partnerships, together with policies in the England Biodiversity Strategy, are capable of being a material consideration in the preparation of regional spatial strategies and local development documents and the making of planning decisions.

The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.

## Statutory and Non-Statutory Sites

Name	Statutory/Non-statutory	Definition
SAC – Special Area of Conservation	Statutory	Strictly protected sites designated under the EC Habitats Directive, that will make a significant contribution to conserving habitats or species identified in Annexe I and II of the Directive (as amended).
SPA – Special Protection Area	Statutory	Strictly protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive).
SSSI – Site of Special Scientific Interest	Statutory	SSSIs provide statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features.
NNR – National Nature Reserve	Statutory	NNRs contain examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats or to provide opportunities for scientific study.
LNR – Local Nature Reserve	Statutory	LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature.
Ramsar – Ramsar Site	Statutory	Ramsar sites are wetlands of international importance designated under the Ramsar Convention.
LWS – Local Wildlife Site	Non-statutory	Areas of land with significant wildlife value for the local area.
SINC – Site of Importance for Nature Conservation	Non-statutory	Areas of land with significant wildlife value for the local area.
CWS – County Wildlife Site	Non-statutory	Areas of land with significant wildlife value for the county.



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