



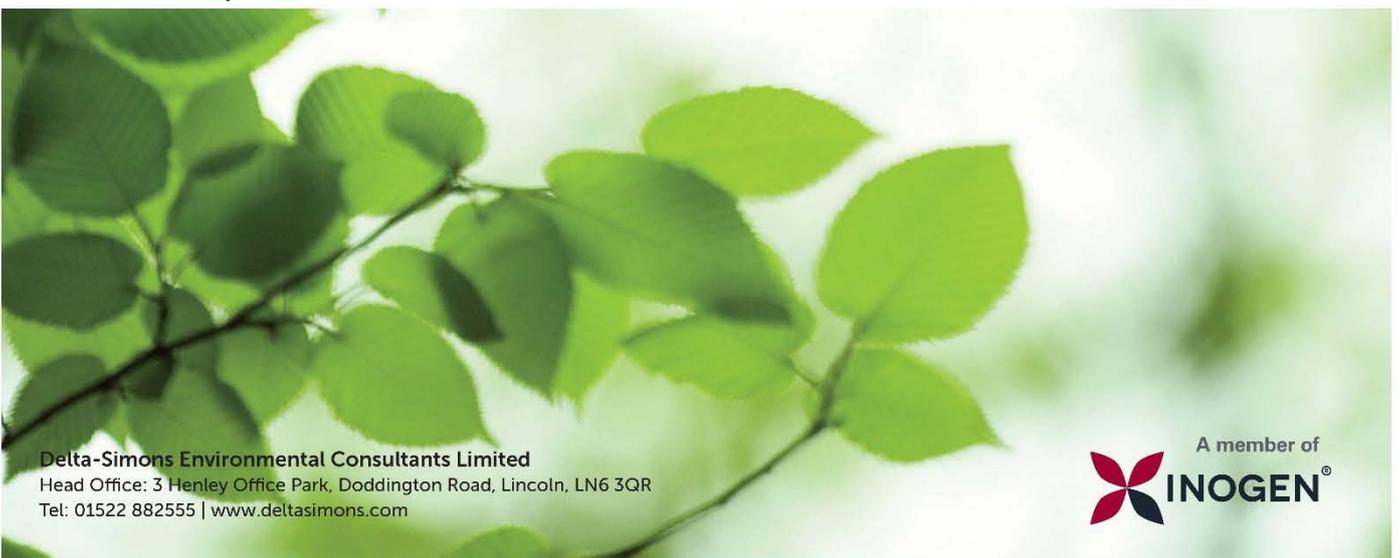
Preliminary Ecological Appraisal and Bat Roost Potential Survey

Infinity House, Anderson Way, Belvedere, London DA17 6BG

Presented to Lysander Associates Ltd

Issued: February 2021

Delta-Simons Project No. 20-2295.05



Delta-Simons Environmental Consultants Limited
Head Office: 3 Henley Office Park, Doddington Road, Lincoln, LN6 3QR
Tel: 01522 882555 | www.deltasimons.com



Report Details

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| Client | Lysander Associates Ltd |
| Report Title | Preliminary Ecological Appraisal and Bat Roost Potential Survey |
| Site Address | Infinity House, Anderson Way, Belvedere, London DA17 6BG |
| Project No. | 20-2295.05 |
| Delta-Simons Contact | Jonathan Spencer (jonathan.spencer@deltasimons.com) |

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| | | | | Liam Murtagh Graduate Ecologist | Jonathan Spencer Principal Ecologist | Sue Charlton Principal Ecologist |

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Executive Summary

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| Scope of Works | Delta-Simons Environmental Consultants Ltd was instructed by Lysander Associates Ltd ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) and Bat Roost Potential (BRP) Survey of an area of land situated off Anderson Way, Belvedere in London (the Site'). The PEA comprised a Phase 1 Habitat Survey and protected species assessment and BRP, which were completed on 8 th January 2021. The survey was undertaken to inform a planning application for the Site. |
| Current Site Status | The Site comprises mainly of hardstanding and a large warehouse with associated office buildings and infrastructure. Broadleaved woodland and a ditch were located inside the western and southern boundaries of the Site. Linear groups of trees were located along the eastern boundary, both within and beyond it, and inside the south-eastern corner were further tree groups. There was a small strip of amenity grassland in the south-eastern corner of the Site. Areas of scattered scrub were located on northern and south-eastern boundaries, with introduced shrub present within the south-eastern extent of the Site. Belvedere Dykes Site of Importance to Nature Conservation (SINC) comprises the drainage ditches within the western and southern boundaries of the Site. |
| Proposed Development | Demolition of existing buildings and redevelopment of the Site to provide a deck for the storage of operational vehicles, associated parking, access alterations, guard hut, welfare block, landscaping, and associated infrastructure. |
| Results: Habitats on-Site | The following habitats are found on the Site: <ul style="list-style-type: none"> ▲ Scattered coniferous trees; ▲ Scattered broadleaved trees; ▲ Broadleaved semi-natural woodland; ▲ Scattered scrub; ▲ Introduced shrub ▲ Standing water; ▲ Amenity grassland; ▲ Buildings; ▲ Fence; and ▲ Hardstanding. |
| Habitats Adjoining the Site | The Site is bound by continuous woodland to the east, south and west. Additional ditches are present beyond the eastern and western boundaries and the River Thames approximately 800 m to the north. Further industrial warehousing is located beyond the woodland areas to the east and west. Anderson Way is located beyond the southern woodland area. Beyond the northern boundary lies an open parcel of land with construction works being undertaken. |
| Potential for Protected/Notable Species | The buildings, woodland, trees and scrub provide nesting opportunities for bird. The woodland and trees around the western, eastern and southern boundaries provide ideal foraging and commuting habitat for bats and also connect the Site to the wider area. It is understood that the majority of these trees are to be retained and incorporated into the landscaping. |

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| | <p>There are no records of badgers within the search area, and no evidence was recorded of this species at the time of the survey, however, the woodland on-Site provides suitable habitat for this species, and connectivity to further suitable habitat to the north.</p> <p>There were no records of hedgehog within the data search, however, the woodland on-Site offers suitable habitat and is connected to other suitable habitat in the local area.</p> <p>Buddleia was recorded on-Site and is listed as a Category 3 species under the London Invasive Species Initiative (LISI).</p> |
| <p>Requirement for Further Surveys</p> | <p>It is understood that Building 4, assessed as having low BRP, is not due to be impacted upon by the development proposals and as such does not require further bat surveys. However, if the building is to be impacted (refurbished / demolished), then a single nocturnal survey will be required to determine the presence/likely absence of roosting bats and the requirement for any mitigation. The survey must be completed during May-August, inclusive.</p> |
| <p>Construction and Operational Phase Recommendations and Enhancement Measures</p> | <p>The detailed recommendations set out within the Report are summarised below:</p> <p><u>Nesting Birds</u></p> <ul style="list-style-type: none"> ▲ Any Site clearance / demolition works of potential bird nesting habitat should be performed either before early March or after late August in order to avoid the main bird nesting season. Conflict with the development can be avoided by clearing the Site of any suitable nesting habitat outside of the breeding season in advance of any proposed works; and ▲ If Site clearance / demolition works are deemed necessary during the nesting period, an experienced ecologist will be required to check the Site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works. <p><u>Bats</u></p> <ul style="list-style-type: none"> ▲ The detailed lighting design on Site has been designed to be functional and directional and in line with current guidance. <p><u>Badgers and Hedgehogs</u></p> <ul style="list-style-type: none"> ▲ As is general good practice for Sites where badgers or hedgehogs may occur, it is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent any mammals from becoming trapped. ▲ Alternatively, ramps can be provided to enable them to climb out of trenches or excavations. <p><u>Buddleia</u></p> <ul style="list-style-type: none"> ▲ This species should be eradicated from the Site during the redevelopment works and care taken to ensure that it does not spread into off-Site habitats. <p>Site Protection</p> <p>All works on Site should follow an appropriate working methodology to avoid inadvertent damage to any habitats and associated fauna retained on, or surrounding, the Site. This includes the following:</p> <ul style="list-style-type: none"> ▲ Where works will impact protected and notable species of flora and fauna a suitable method statement should be incorporated into the Site Construction Environmental Management Plan (CEMP); ▲ All works should be undertaken in accordance with the UK governments 'Pollution Prevention for Business's' guidance (www.gov.uk); |

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| | <ul style="list-style-type: none">▲ All retained trees should be adequately protected during the works in accordance with BS5837:2021;▲ Adherence to best practice methodologies will minimise the impact of noise and the risk of pollution events on the designated sites; and▲ Strict control of the working footprint will be enforced by the contractor to ensure the Belvedere Dykes SINC is not adversely impacted during the Construction Phase of Works. <p>Site Enhancements</p> <p>A list of recommendations to enhance the biodiversity of the Site are found in Section 6.0 of this Report.</p> |
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This Preliminary Ecological Appraisal and Bat Roost Potential Survey Executive Summary is intended as a summary of the assessment of the Site based on information received by Delta-Simons at the time of production. This Executive Summary should be read in conjunction with the full Report.

Table of Contents

| | |
|--|----|
| 1.0 INTRODUCTION..... | 1 |
| 1.1 Purpose and Scope of the Survey..... | 1 |
| 1.2 Site Description..... | 1 |
| 1.3 Proposed Development..... | 1 |
| 2.0 LEGISLATION & POLICY SUMMARY | 2 |
| 3.0 METHODOLOGY..... | 3 |
| 3.1 Desk Study | 3 |
| 3.2 Survey..... | 3 |
| 3.2.1 Birds..... | 4 |
| 3.2.2 Amphibians | 4 |
| 3.2.3 Reptiles..... | 4 |
| 3.2.4 Bats..... | 4 |
| 3.2.5 Badgers..... | 4 |
| 3.2.6 Water Voles | 4 |
| 3.2.7 Other Protected or Notable Species | 4 |
| 3.2.8 Invasive Species..... | 4 |
| 3.2.9 Limitations to the Survey | 4 |
| 4.0 RESULTS | 5 |
| 4.1 Desk Study | 5 |
| 4.2 Survey..... | 6 |
| 4.2.1 Habitats on Site..... | 6 |
| 4.2.2 Habitats Immediately Surrounding the Site | 7 |
| 4.3 Notable and Protected Species Assessment Relevant to the Site..... | 7 |
| 5.0 EVALUATION..... | 11 |
| 6.0 RECOMMENDATIONS..... | 12 |
| 6.1 Further Survey Requirement | 12 |
| 6.2 Construction and Operational Phase Protection/Enhancement Measures | 12 |
| 7.0 DISCLAIMER..... | 14 |

Tables

| | |
|---------|--|
| Table 1 | National Statutory and Non-Statutory Designated sites within 1 km of the Site centre |
|---------|--|

Figures

| | |
|----------|-----------------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Phase 1 Habitat Survey Plan |

Appendices

| | |
|------------|---|
| Appendix A | Relevant Legislation |
| Appendix B | References |
| Appendix C | Assessment of Structures, Trees and Habitats for Bats |
| Appendix D | Site Photographs |

1.0 Introduction

1.1 Purpose and Scope of the Survey

Delta-Simons Environmental Consultants Ltd was instructed by Lysander Associates Ltd ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) and Bat Roost Potential (BRP) Survey of land north at Infinity House, Anderson Way, Belvedere, south-East London (hereafter referred to as the "Site"). In addition, public land immediately surrounding the Site was surveyed, where access allowed. The survey was undertaken to inform a planning application for redevelopment at the Site.

The aims of the PEA were to:

- ▲ Identify habitat types on the Site using the standard methodology devised by the Joint Nature Conservation Committee (JNCC, 2010);
- ▲ Identify areas of potential for protected species/species of conservation concern within the Site;
- ▲ Identify areas of potential for protected species/species of conservation concern immediately outside the Site;
- ▲ Identify any invasive plant species included within Schedule 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended);
- ▲ Prepare a Phase 1 Habitat Plan of the Site; and
- ▲ Propose recommendations for further surveys, where appropriate.

The Site location and the Site red line/survey area are shown in Figure 1.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference TQ 49962 79918, to the north of Belvedere in South-East London. The Site covers an area of approximately 2.14 hectares (ha) and comprises mainly of hardstanding, with a large warehouse and associated office buildings. Woodland and ditches were inside the western and southern boundaries of the Site. Linear groups of trees were located along the eastern boundary, both within and beyond it, and inside the south-eastern corner were further tree groups. There was a small strip of amenity grassland in the south-eastern corner of the Site. Areas of scattered scrub were located on northern and south-eastern boundaries, with introduced shrub present within the south-eastern extent of the Site. The Site was derelict at the time of the survey, though materials associated with the previous occupants was stored within hardstanding areas of the Site. With the exception of the boundary ditches, the Site did support water at the time of the survey. The Site layout is shown in Figure 2.

The Site is bounded by continuous woodland to the east, south and west. Additional ditches are present beyond the eastern and western boundaries and the River Thames is approximately 800 m to the north. Further industrial warehousing is located beyond the woodland areas to the east and west. Anderson Way is located beyond the southern woodland area. Beyond the northern boundary lies an open parcel of land with construction works being undertaken.

1.3 Proposed Development

It is understood the proposed development will comprise of the demolition of existing buildings and redevelopment of the site to provide a deck for the storage of operational vehicles, associated parking, access alterations, guard hut, welfare block, landscaping, and associated infrastructure (Drawing 1).

2.0 Legislation & Policy Summary

Specific habitats and species of relevance to the Site receive legal protection in the United Kingdom under various pieces of legislation, including:

- ▲ National Planning Policy Framework (NPPF, 2019);
- ▲ The Conservation of Habitats and Species Regulations 2017 (as amended);
- ▲ The Wildlife and Countryside Act (WCA) 1981 (as amended);
- ▲ The Countryside and Rights of Way (CRoW) Act 2000;
- ▲ The Natural Environment and Rural Communities Act (NERC) 2006;
- ▲ The Hedgerow Regulations 1997; and
- ▲ The Protection of Badgers Act 1992.

Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species. The legislation surrounding each faunal or floral species or group is provided in Appendix A and references are included in Appendix B.

3.0 Methodology

The PEA has been undertaken to the following current guidance: CIEEM (2017), Guidelines for Preliminary Ecological Appraisal; and BS 42020: 2013 Biodiversity. Code of Practice for Planning and Development.

3.1 Desk Study

Data Search

A data search was undertaken to identify statutory and non-statutory designated sites and records of protected and notable species.

In January 2021, available records of protected and notable species were collated from the local record centre, Greenspace Information for Greater London (GIGL), along with the non-statutory designated sites within a 1 km radius of the Site centre. A search for international statutory designated sites for nature conservation within 6 km of the Site was undertaken, together with a search for national statutory designated sites for nature conservation within 1 km of the Site centre, using the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

In addition, free and publicly accessible Ordnance survey maps and aerial photographs were searched for waterbodies on, or within, 500 m of the Site boundary. This information has been used to assess the Site for its potential for amphibians, the results of which are found in Section 4.3.

Review of Previous Surveys

Where available, information was gathered on any previous ecological surveys that have been conducted at the Site. The following survey reports were reviewed:

- ▲ Ecological Impact Assessment Report, Wrenbridge Opus 1, Belvedere, September 2019 by MLM Group.

3.2 Survey

The habitats on the Site were surveyed on 8th January 2021 by two Delta-Simons ecologists. Since access was not permitted to the surrounding land, it was visually assessed from the Site boundary.

The following was undertaken during the survey:

- ▲ Habitats were classified and mapped using the standard JNCC Phase 1 habitat classification and methodology (JNCC, 2010). Dominant plant species were recorded in each different habitat. The plant species nomenclature followed that of Stace (2010);
- ▲ Terrestrial habitats on-Site were surveyed for the presence of, or potential for the following protected or notable species:
 - ▲ Birds: All species with special reference to key species (such as those on Schedule 1 of the WCA, 1981 (as amended), England Biodiversity Priority Species (EBP) (previously UK Biodiversity Action Plan (UKBAP) species) and Birds of Conservation Concern (BoCC) (Eaton et al., 2015);
 - ▲ Amphibians: Great Crested Newt (GCN) *Triturus cristatus*;
 - ▲ Reptiles: common lizard *Zootoca vivipara*, adder *Vipera berus*, slow worm *Anguis fragilis* and barred grass snake *Natrix helvetica*; and
 - ▲ Mammals: bat (all species) and badger *Meles meles*.
- ▲ Aquatic habitats were assessed for their potential to support, and any signs of otter *Lutra lutra*, water vole, *Arvicola amphibius* white clawed crayfish *Austropotamobius pallipes*, GCN, and barred grass snake; and
- ▲ Widespread terrestrial and aquatic invasive species listed on Schedule 9 of the WCA 1981 (as amended) were recorded. These are Japanese knotweed, *Fallopia japonica* giant knotweed *Fallopia sachalinensis* hybrid knotweed, *Fallopia baldschuanica*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, and New Zealand pygmyweed *Crassula helmsii*.

3.2.1 Birds

Visual and audible identification was made of any birds on the Site or flying over the Site during the survey period. Suitable habitat was, where possible, inspected and any evidence of old nesting activity was recorded.

3.2.2 Amphibians

The terrestrial habitats at the Site were assessed for their potential to support amphibian species and a desk search was undertaken (see Section 3.1).

3.2.3 Reptiles

Suitable habitats for reptiles were identified within areas on-Site. Since reptiles are currently hibernating, natural and artificial refugia (logs, large debris etc.) were not checked beneath for the presence of reptiles.

3.2.4 Bats

The Site was assessed for its suitability to support roosting and foraging bats (see Appendix C).

An assessment of BRP of structures and trees on the Site was completed by two surveyors (one of whom holds a Natural England Bat Survey Licence), and with reference to the guidelines specified within Natural England's Bat Mitigation Guidelines (2004), and the Collins (2016) Good Practice Guidelines. The survey method enables each building and tree to be categorised in relation to its value for roosting bats. In addition, the suitability of the on-Site habitats to support foraging and commuting bats was also assessed (see Appendix C).

The exterior of the buildings on the Site were visually assessed for potential bat access points and evidence of bat activity. Features such as small gaps/crevices beneath eaves or within the brick work which had potential as bat access points into the building, were sought. Evidence that these potential access points were actively used by bats included staining within gaps and bat droppings or urine staining under gaps. Indicators that potential access points were likely to be unused by bats included the presence of cobwebs and general detritus within the apertures.

3.2.5 Badgers

The Site was inspected for signs of badger activity, including sett entrances, latrines, footprints, runs through vegetation, guard hairs caught on fences and snuffle holes, and its suitability to support this species assessed.

3.2.6 Water Voles

Suitable habitats for water vole on-Site and immediately off-Site were identified and assessed.

3.2.7 Other Protected or Notable Species

Where applicable, during the survey, evidence was recorded of any other protected or notable species, including England Biodiversity Priority (EBP) species. Habitats with the potential to support additional protected or notable species were also recorded, if present, during the survey.

3.2.8 Invasive Species

The occurrence of any invasive plant species on the Site was identified in terms of species and stand size.

3.2.9 Limitations to the Survey

At the time of the survey, Delta-Simons was not able to access the interior of the buildings featured on-Site, due to COVID 19 restrictions. Therefore, exterior observations were undertaken. All the buildings supported flat roofs such that it is anticipated that they do not contain voids.

The boundary woodlands were not accessible due to the presence of dense scrub and fencing.

There were no limitations to the survey in terms of timing and weather conditions.

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least two years pass by, and/or conditions on-Site/Site usage change prior to the commencement of works, an update survey should be undertaken.

4.0 Results

4.1 Desk Study

The pertinent information from the data search is set out below for designated sites, whilst species are discussed in the relevant species sections. Full results of the GIGL data search are available to the Client on request.

Designated Sites

The results of the MAGIC data search and the GIGL desk search indicate that there are no European or internationally designated sites within 6 km of the Site. There is one statutory designated site within 1 km of the Site boundary, this is Crossness Local Nature Reserve (LNR) located 0.52 km north-west. The data search identified three Sites of Importance for Nature Conservation (SINC), with the closest being Belvedere Dykes located within the Site boundary. Table 1 below set out the designated sites identified.

Table 1: National Statutory and Non-Statutory Designated sites within 1 km of the Site centre

| Site Name | Designation | Distance and Direction from Site Boundary | Designation Criteria Summary |
|------------------------------------|-------------|--|---|
| Crossness | LNR | 0.52 km north-west | A network of ditches and open water, scrub and rough grassland. The reserve is a water vole stronghold, and over 130 different species of bird have been recorded at Crossness Nature Reserve. A number of rare aquatic and terrestrial invertebrates are present, as well as some important flora species. |
| Belvedere Dykes | SINC | These are the drainage ditches within the western and southern boundaries of the Site. | A number of drainage dykes, providing a home to some rare plants and animals. The ditches support water vole, a priority species in the UK and London Biodiversity Action Plans. Breeding birds include reed warbler <i>Acrocephalus scirpaceus</i> . Some also have important populations of fish and invertebrates. |
| Erith Marshes | SINC | 0.25 km west | One of the very few remaining areas of Thames-side grazing marsh in London, supporting scarce birds, plants and insects. |
| River Thames and tidal tributaries | SINC | 0.65 km north-east | The Thames, London's most famous natural feature, is home to many fish and birds, creating a wildlife corridor running right across the capital. |

The Site falls into an Impact Risk Zone associated with Inner Thames Marshes Special Scientific Interest (SSSI) located 1.8 km north-east of the Site boundary and Abbey Wood SSSI located 2 km south-west, for which the Local Planning Authority (LPA) is required to consult Natural England on the likely risks from all developments. This development could potentially meet the following criteria:

- ▲ Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.
- ▲ Water Supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

Should the development meet the above criteria then the LPA may be required to consult Natural England (NE) on the likely risks of the development to the surrounding area.

Review of Previous Surveys

MLM Group conducted an Ecological Impact Assessment (EclA) for planning application 19/02586/FULM in 2019 for a parcel of land located to the south of the Site, immediately south of Anderson Way. Amphibians, reptiles, water voles and otter surveys were undertaken in the southern extent of this site. A Habitat Suitability Index (HSI) assessment and GCN environmental DNA (eDNA) survey was undertaken of the ditch located within the site. The eDNA returned a negative result. The ditch located within the site was also surveyed for water vole and otters. This ditch connects to the ditch located within the current Site boundary via culverts. No evidence of otter or water vole were observed during the surveys and it was concluded that otter and water vole were absent from the site.

4.2 Survey

4.2.1 Habitats on Site

Figure 2 shows the extent of habitat types and boundary features. Descriptions of the habitat types and dominant plant species found at the Site are provided below. Habitat descriptions are by broad habitat type, as listed in the Phase 1 Habitat Survey Manual (JNCC, 2010). Photographs of the Site survey are located in Appendix D.

Habitats recorded on Site are:

Scattered coniferous trees

There were two leylandii *Cupressus x leylandii* trees located within the south-eastern corner of the Site.

Scattered broadleaved trees

A row of semi-mature broadleaved trees was present along the eastern boundary of the Site and also within the south-western extent of the Site (Photograph 1). Species included Hawthorn *Crataegus monogyna*, sycamore *Acer pseudoplatanus*, elder *Sambucus nigra*, cherry *Prunus* sp., Leyland cypress x *Cupressocyparis leylandii*, Portugal laurel *Prunus lusitanica*, tree cotoneaster *Cotoneaster x watereri 'Cornubia'*, Swedish whitebeam *Sorbus intermedia*, Darwin's barberry *Berberis darwinii*, hornbeam *Carpinus betulus*, Norway maple *Acer platanoides*, goat willow *Salix caprea*, Lombardy poplar *Populus nigra var. italica*, silver birch *Betula pendula*, purple-leaf plum *Prunus cerasifera 'Nigra'*, Oleaster *Elaeagnus ebbingei*, strawberry tree *Arbutus unedo*, hazel *Corylus avellana*, ash *Fraxinus excelsior*, and common alder *Alnus glutinosa*.

Broadleaved semi-natural woodland

Along the western and a section of the southern boundaries was broadleaved semi-natural woodland that continued off-Site to the north and west. Species included ash, hawthorn *Crataegus monogyna*, crack willow, cherry, silver birch *Betula pendula* and goat willow *Salix caprea* with an understory of white deadnettle *Lamium album*.

Scattered scrub

Scattered buddleia *Buddleja davidii* scrub was located within the north-western extent of the Site (Photograph 2), and within the ditch along the southern boundary. Species included dogwood *Cornus sanguinea*, hawthorn and bramble *Rubus fruticosus* agg..

Introduced shrub

Pyracantha *Pyracantha* spp. dominated the ornamental planting within the south-west of the Site.

Standing Water

A ditch was located within the woodland along the western and southern boundaries of the Site (Photograph 3), which was culverted within the south-western corner. The ditch was approximately 5 m wide with a water depth of up to 30 cm. The ditch was heavily shaded by the surrounding woodland, the banks were overgrown with

bramble scrub and in channel vegetation comprised an area of common reed *Phragmites australis* within the southern extent The ditches form the Belvedere Dykes SINC.

Amenity Grassland

A small strip of unmanaged amenity grassland was present in the south-eastern carpark, which had a sward height of between 10-20 cm and comprised of perennial ryegrass *Lolium perenne*. Forbs within the sward included white clover *Trifolium repens* and broadleaved plantain *Plantago major* and mugwort *Artemisia vulgaris* (Photograph 4). Debris in the form of polystyrene was present throughout.

Buildings

Seven buildings were located on-Site:

- ▲ Building 1 was located in the centre of the Site and was constructed from brick and corrugated metal industrial empty warehouse with a flat metal roof (Photograph 5);
- ▲ Building 2 was an office building that formed the south-eastern corner of Building 1. This was a two-storey brick-built building with a flat roof (Photograph 6);
- ▲ Building 3 was a two-storey office building constructed from metal with large, glazed sections, which had a flat roof (Photograph 7);
- ▲ Building 4 a small substation building on the south-eastern boundary, which was single storey and supported a flat bitumen felt roof (Photograph 8);
- ▲ Building 5 was a small single-storey mobile office building constructed from metal which supported a flat prefabricated roof (Photograph 9);
- ▲ Building 6 In the north-western corner was a two-storey brick-built substation with a flat roof (Photograph 10); and
- ▲ Building 7 was a circular water storage tank.

Fence

A mix of palisade fencing and concrete post and metal wire fencing bounded the hard standing across the Site.

Hardstanding

The majority of the Site comprised of hardstanding with a mix of Tarmacadam, crushed stone and concrete. Colonising vegetation was evident in some areas.

4.2.2 Habitats Immediately Surrounding the Site

The Site is bounded by woodland to the east, south and west. Additional ditches are present beyond the eastern and western boundaries with industrial warehousing beyond. Anderson Way is located further to the south and beyond the northern boundary lies an open parcel of land which is currently undergoing construction works.

4.3 Notable and Protected Species Assessment Relevant to the Site

The data search does not provide specific dates or grid references for individual records, only the date of the nearest and most recent records are available, along with a distance and direction from the central point of the Site.

Birds

The data search included recent records of fourteen bird species listed on Schedule 1 of the WCA (1981) as amended) from within 2 km of the Site centre, these are red kite *Milvus milvus*, merlin *Falco columbarius*, black redstart *Phoenicurus ochruros*, fieldfare *Turdus pilaris*, hen harrier *Circus cyaneus*, little ringed plover *Charadrius dubius* and brambling *Fringilla montifringilla*. The habitats on-Site are not considered suitable for these species.

The data search also included recent records of 17 bird species listed on the Red List of the BoCC (Eaton et al., 2015). These are lapwing *Vanellus vanellus*, curlew *Numenius arquata*, cuckoo *Cuculus canorus*, willow warbler *Phylloscopus trochilus*, skylark *Alauda arvensis*, tree pipit *Anthus trivialis*, grey wagtail *Motacilla cinerea*, ring ouzel *Turdus torquatus*, song thrush *Turdus philomelos*, redwing *Turdus iliacus*, mistle thrush *Turdus viscivorus*, spotted flycatcher *Muscicapa striata*, starling *Sturnus vulgaris*, house sparrow *Passer domesticus*, lesser redpoll *Acanthis cabaret* and linnet *Linaria cannabina*.

Habitats featured on the Site suitable for nesting birds, include the buildings, scattered broadleaved trees, woodland and scrub. It was noted that gull species could possibly use the roofs of Building 1 and Building 4 for roosting and nesting. No recent bird nesting activity was observed at the time of the inspection.

Bird species recorded at the time of the survey were magpie *Pica pica*, blackbird *Turdus merula*, herring gull *Larus argentatus*, ring necked parakeet *Psittacula krameri* and great spotted woodpecker *Dendrocopos major*. No birds listed on Schedule 1 of the WCA were recorded, however, herring gull is listed on the Red List of BoCC. It should be noted that this is not a comprehensive inventory of the bird species which may be present at the Site.

Great Crested Newts

The data search did not provide any records of GCN located within 1 km of the Site in the past 10 years. The Site did not support any standing water and provided only limited suitable terrestrial habitat for amphibians within the woodland, with the majority of the Site comprising buildings and hardstanding.

A review of aerial photographs and OS maps revealed that there are two ponds located within 500 m of the Site boundary, which are 350 m and 450 m west. The Site provides suitable sheltering habitat for GCN within the woodland habitat, however, the majority of the Site does not provide suitable habitat for GCN being predominately hardstanding and buildings. A ditch off-Site to the south that links to the on-Site ditch has previously undergone GCN eDNA testing in 2019 which returned a negative result. Given the lack of recent records, the distance to the nearest ponds, and that suitable habitat on Site is to be retained, GCN are not considered to be a constraint and not considered further within this Report.

Reptiles

The data search provided 33 records of slow worm, 14 records of grass snake and 17 records of common lizard within 1 km of the Site centre. The nearest record of slow worm located 0.9 km north west of the Site centre in 2018. The nearest record of grass snake is from 2007 located 0.74 km north-west and the most recent being from 2020 located 0.95 km west from the Site centre. The nearest record of common lizard was located 0.73 km north-west of the Site centre.

No evidence of reptiles was recorded on the Site. The Site contains limited suitable habitat for reptiles to occur as the majority of the Site is hardstanding and buildings. The woodland and ditches may provide suitable sheltering habitat however, these habitats are anticipated to be retained. Given the nature of the works and the lack of suitable habitat, reptiles are not considered to be a constraint at this Site and are not considered further within this Report.

Bats

The data search included the following recent field records of bats from within 2 km of the Site centre:

- ▲ Two records of noctule *Nyctalus noctula* the closest and most recent being 0.28 km south of the Site centre in 2017;
- ▲ One record of Nathusius' pipistrelle *Pipistrellus nathusii* located 0.28 km south of the Site centre in 2017;
- ▲ One record of common pipistrelle *Pipistrellus pipistrellus* located 0.28 km south of the Site centre in 2017;
- ▲ One recent record of soprano pipistrelle *Pipistrellus pygmaeus* located 0.28 km south of the Site centre in 2017;
- ▲ One record of unidentified myotis species *Myotis* located 0.28 km south of the Site centre in 2017;
- ▲ Two records of unknown pipistrelle species *Pipistrellus* sp.

Buildings

- ▲ Building 1 - The main warehouse building did not provide suitable opportunities for roosting bats, as it constructed from metal and was open, which was not considered to provide suitable climatic conditions required by roosting bats;
- ▲ Building 2 – An office building forming the south-eastern corner of Building 1. No opportunities were identified within the structure to allow access to roosting bats;
- ▲ Building 3 - An office building was located in the south-east of the Site, the building was constructed of metal sheeting with large glazed areas that would not provide suitable climatic conditions required by roosting bats;
- ▲ Building 4 - The substation in the south-eastern corner of the Site contained a large gap where a vent was missing, however, given the nature of the building being an electrical substation with no roof void and sub optimal climates it is unlikely that bats would utilise this building;
- ▲ Building 5 - A small portable office was located within the north-eastern aspect of the Site constructed from metal sheeting. The building did not provide any opportunities for roosting bats;
- ▲ Building 6 - A large brick-built substation located within the north-western extent of the Site. No opportunities for roosting bats were identified; and
- ▲ Building 7 - Located in the north-western extent of the Site adjacent to the large substation was a water storage building constructed of metal, given the nature of the building it is not considered to contain BRP.

Building 4 was assessed as having **Low BRP**.

Buildings 1,2,3, 5,6 and 7 were, therefore, assessed as having **Negligible BRP**.

The on-Site trees were semi-mature in age and lacked suitable features to support roosting features, as such they were assessed as having **Negligible BRP**.

The Site provides suitable foraging and commuting habitat for bats within the woodland and along its edge creating connectivity to suitable off-Site habitats within the wider area. However, flood lighting was present on Building 1 and should this be in use would create light spill across the Site which would deter light averse species from utilising the Site for foraging and commuting.

Badgers

The data search did not provide any records of badgers within 1 km of the Site centre in the past 10 years.

The Site did not support any evidence to indicate that badgers were using or inhabiting it. There were no sett entrances, latrines, snuffle holes, mammal runs or badger dung found within the survey area. The woodland on-Site provides suitable habitat for this species, and connectivity to further suitable habitat to the north.

Water Voles

The data search provided 104 records of European water vole to be located within 1 km of the Site centre. The closest record being located 0.23 km west of the Site centre in 2008 and the most recent being 0.89 km north-west in 2020.

The ditch located within the Site was over shaded with large amounts of dense scrub and trees along the banks, and therefore lacked suitable foraging habitat for this species and were deemed unsuitable to support water vole. The adjacent ditches to the west within Belvedere Dykes SINC are known to support water voles, however, these are separated from the Site by woodland, such that water vole are not deemed a constraint at the Site and are not considered further in this report.

Other Protected Species

No records of other protected species were provided by the data search.

The majority of the Site is considered unsuitable for hedgehog to occur, apart from the woodland, which is connected to suitable off-Site habitats.

Invasive Species

The data search provided records of Japanese knotweed, located 0.25 km north-west from the Site boundary in 2013. It is understood that Japanese knotweed was present immediately beyond the eastern aspect of the Site, which has been treated and was being excavated during this survey. Buddleia was recorded in numerous areas of the Site, which is listed as a Category 3 species on the London Invasive Species Initiative (LISI).

5.0 Evaluation

Designated sites-statutory sites/non-statutory sites

The desk study did not identify any internationally designated sites within 6 km of the Site boundary, with one statutory designated site, Crossness LNR located 0.52 km north-west. Given the scale and nature of the proposed development it is considered unlikely to have any significant adverse impacts upon any of the designated sites.

Three non-statutory designated sites were identified within 2 km of the Site centre, the closest of which is Belvedere Dykes SINC, which is partially located within the west of the Site. The demolition and construction footprint of the proposed development is anticipated to be situated within the main area of hardstanding with no impact on the woodland along the western or southern boundary or the habitats within the Belvedere Dykes SINC. Best practice measures during the proposed works, including dust, noise and pollution (both air and aquatic) prevention will be required to further reduce the risk of any adverse impacts upon the SINC.

Habitats

The Site mainly comprised hardstanding and buildings representing negligible ecological value, however, areas of woodland and ditch within the west and south of the Site provide opportunities for local faunal species. The woodland and ditch habitats are to be retained; however, suitable mitigation measures will be required to ensure these habitats are protected during the construction phase of the development. New landscaping has been incorporated into the development proposals to offer additional vegetated space for local wildlife and increase the species diversity present.

Species

The buildings, woodland, trees and scrub provide nesting opportunities for local bird species. Appropriate mitigation is required to ensure that no nesting birds are impacted during the construction phase of the development.

The woodland and trees on the boundaries provide suitable bat foraging and commuting habitat and also connect the Site to the wider area. The majority of the woodland is to be retained, therefore, a sensitive lighting regime would need to be developed to ensure no light spill impacts boundary and surrounding habitats.

Buddleia, a LSI species that was recorded on-Site. An eradication programme should be put in place and care taken to ensure that this species is not spread off-Site during demolition and construction activities.

6.0 Recommendations

6.1 Further Survey Requirement

The findings of the initial Site assessment have identified habitat or potential for nesting birds, bats, badgers and hedgehog. It is anticipated that the presence of nesting birds, badgers and hedgehog can be mitigated for by taking appropriate precautionary measures both prior to, and during, the proposed development.

It is understood that Building 4, assessed as having low BRP, is not due to be impacted upon by the development proposals and, as such, does not require a further bat survey. However, if the buildings is to be impacted (refurbished / demolished), then a single nocturnal survey will be required to determine the presence/likely absence of roosting bats and the requirement for any mitigation. The survey must be completed during May-August, inclusive.

If a bat roost is found a total of three surveys are required to inform a European Protected Species Licence (EPSL) application to Natural England, which would enable the building to be lawfully refurbished / demolished. It should be noted that an EPSL cannot be obtained until full planning permission has been granted for the Site

6.2 Construction and Operational Phase Protection/Enhancement Measures

Species Protection

Nesting Birds

- ▲ Any Site clearance / demolition works of potential bird nesting habitat should be performed either before early March or after late August in order to avoid the main bird nesting season. Conflict with the development can be avoided by clearing the Site of any suitable nesting habitat outside of the breeding season in advance of any proposed works; and
- ▲ If Site clearance are deemed necessary during the nesting period, an experienced ecologist will be required to check the Site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

Bats

- ▲ The detailed lighting design on Site has been designed to be functional and directional and in line with current guidance (BCT and ILP, 2018); BCT, 2014; Stone, E.L. (2013). The lighting will include:
 - ▲ The use of lights utilising light emitting diodes (LED) without UV elements, therefore reducing the attraction of invertebrates to the lights;
 - ▲ Only luminaires with 0 % upward light ratio will be used and fitted on the horizontal to avoid excessive up-lighting, back lighting and light spill onto the western boundary trees;
 - ▲ Where possible luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats; and
 - ▲ The lux level will be between 0 and 2 at sensitive ecological features as this is within the range of natural moonlight.

Badgers and Hedgehogs

- ▲ As is general good practice for Sites where badgers or hedgehogs may occur, it is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent any mammals from becoming trapped. Alternatively, ramps can be provided to enable them to climb out of trenches or excavations; and
- ▲ All fencing within the development should allow access and egress for hedgehogs. This requires 13 cm² access to be left in a coordinated network to enable access and egress between suitable foraging habitats throughout the Site, and to the wider landscape. Hedgehogs require territories of up to 1 km and, as such, it is important large feeding areas are made available.

Buddleia

- ▲ This species should be eradicated from the Site during the redevelopment works and care taken to ensure that it does not spread into off-Site habitats.

Site Protection

All works on Site should follow an appropriate working methodology to avoid inadvertent damage to any habitats and associated fauna retained on, or surrounding, the Site. This includes the following:

- ▲ All works should be undertaken in accordance with the UK governments 'Pollution Prevention for Business's' guidance (www.gov.uk);
- ▲ Where works will impact protected and notable species of flora and fauna a suitable method statement should be incorporated into the Site Construction Environmental Management Plan (CEMP);
- ▲ All retained trees should be adequately protected during the works in accordance with BS5837:2021;
- ▲ Adherence to best practice methodologies will minimise the impact of noise and the risk of pollution events on the designated sites; and
- ▲ Strict control of the working footprint will be enforced by the contractor to ensure the designated site is not adversely impacted.

General Site Enhancement

Following the issue of the NPPF (2019), by the Ministry of Housing, Communities and Local Government, "*Planning policies and decisions should contribute to and enhance the local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*"; and, recommend the following principles of design have been followed:

- ▲ Planting has been designed to enhance retained vegetation (western, southern and eastern woodlands) and be of native species, or those of known value to wildlife, sourced from local nurseries to enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on-Site. Also, where trees are proposed to be planted, a functional understorey has been included.

7.0 Disclaimer

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of Bats or other protected species.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will or will not occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

No part of the survey included an assessment of the materials and conditions of any buildings. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 – Site Location Map



LEGEND

Site Boundary



Scale: 1:10,000 @ A4

Service Layer Credits: Contains OS data @ Crown Copyright and Database Right 2019



TITLE:
Site Location Map
Infinity House, Anderson Way
Belvedere, London

| | | |
|--------------------------|--------------------------|------------------------|
| DRAWN BY: LM | SCALE (@A4): 1:10,000 | PROJECT NO: 20-2295 |
| CHECKED BY: JS | REVISION: 0 | FIGURE NO: 1 |
| DATE: 22 January 2021 | | |

Figure 2 – Phase 1 Habitat Survey Plan



| LEGEND | |
|--------|-----------------------------------|
| | Site Boundary |
| | Scattered coniferous trees |
| | Scattered broadleaved trees |
| | Standing water |
| | Fence |
| | Broadleaved semi-natural woodland |
| | Scattered scrub |
| | Amenity grassland |
| | Introduced shrub |
| | Buildings |
| | Hardstanding |

Bing Maps

TITLE:
Phase 1 Habitat Survey Plan
Infinity House, Anderson Way
Belvedere, London

| | |
|---------------------------|-------------------------|
| DRAWN BY: CD | SCALE (@A4): 1:1,300 |
| CHECKED BY: JS | REVISION: - |
| DATE: 05 February 2021 | |

| |
|---------------------------|
| PROJECT NO: 20-2295.05 |
| FIGURE NO: 2 |



Appendix A – Relevant Legislation

Relevant Legislation

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), sets out, amongst other points, how 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

"Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity..."

The NPPF states that this should be achieved through local planning development frameworks and gives recommendations for criteria based policies which recognise the hierarchy of designated sites which range from internationally important habitat, to sites of importance at a local level and ensure that protection is *"in a manner commensurate with their statutory status or identified quality in the development plan."*

A list of principles which local planning authorities should follow when determining planning applications is included in the NPPF:

- ▲ *"If significant harm to biodiversity 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 resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹ and a suitable compensation strategy exists;*
- ▲ *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; and*
- ▲ *Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

It is also worth noting that where there are potential impacts upon internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites) as a result of a proposed development, *"The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined."*

In addition, the Office of the Deputy Prime Minister circular 06/2005 remains current. It states that *'The presence of a protected species is a material consideration when a planning authority is considering a development proposal'. The circular advises that local authorities should consult Natural England before granting planning permission if the proposals could adversely affect a protected species.'*

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

The Conservation of Habitats and Species Regulations 2017(as amended) are the British response to the Habitats & Species Directive 1992, and consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

The Regulations for the protection of European Protected Species (EPS) have been amended and consolidated with key changes including the removal of most of the defences from Regulation 40 and Regulation 43 including the removal of the 'incidental result of an otherwise lawful operation' defence, and the increase in the threshold for the offence of deliberately disturbing a EPS. Proposals that will affect European protected species may require a licence from Natural England to allow an otherwise unlawful act. In the 2009 a new offence of

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

'breaching condition of an EPS licence' was added to the regulations. The licensing process is separate from and planning process. European protected species include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

This is the primary legislation covering endangered species in England and sets out the framework for the designation of Sites of Special Scientific Interest (SSSIs). It confers differing levels of protection on species themselves, their habitats or both depending on their conservation status. Species offered protection by the Act are listed in a series of schedules. These Schedules are subject to a rolling review every five years. Protected species are listed under Section 1 (birds), Schedule 5 (animals other than birds and invertebrates) and Schedule 8 (plants).

The Countryside and Rights of Way (CROW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity, and provides increased powers for the protection and maintenance of SSSIs.

The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Section 41 (England) list habitats and species of principal importance to the conservation of biodiversity in England. These species and habitats are a material consideration in the planning process.

The Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, it is against the law to remove or destroy certain hedgerows without permission from the local authority.

Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations.

Species

Birds

All wild birds are protected under Section 1 of the WCA 1981 (as amended). Subsection 1(1) makes it an offence to intentionally kill, injure, or take any wild bird; take, damage or destroy the nest of any such bird whilst it is in use or being built; or take or destroy an egg of any such wild bird. It is, furthermore, an offence to either intentionally, or recklessly, disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The law covers all species of wild birds including common, pest or opportunistic species.

Amphibians

All native amphibians are protected under the WCA 1981 (as amended), with some species also protected under the European Habitats Directive (92/43/EC), transposed in England and Wales through the Conservation of Habitats and Species Regulations 2017. All amphibians are protected from keeping, transporting, selling or exchanging. This means that in practice reasonable measures must be taken to avoid their incidental mortality.

The Great Crested Newt (GCN) is protected under the Conservation of Habitats and Species Regulations 2017 and Schedule 5/9(4)(b) and (c) of the WCA 1981 (as amended). It is an offence to deliberately kill, injure, capture GCN or to deliberately disturb this species, or to intentionally or recklessly obstruct access to their places of shelter or protection, to damage or destroy their breeding sites or resting places, or to intentionally or recklessly disturb a GCN whilst in a place of shelter or protection. The legislation applies to all stages of the life cycle including eggs, larvae and juveniles. It should be noted that GCNs spend the majority of their lives on land,

venturing up to 500 m (but more usually 250 m) from their breeding ponds and as such any ground works within 500 m of a breeding pond could potentially have an adverse effect on GCNs.

Reptiles

All six native species of reptiles are protected under the 1981 WCA (as amended), from intentional killing or injury. As such, all reasonable steps must be taken to avoid their incidental mortality when carrying out works.

Bats

All bats and their resting places are protected under Section 9(4)(b) and (c) of the WCA 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017.

It is an offence to destroy or damage a breeding site or resting place of a bat, to intentionally or recklessly obstruct access to any place of shelter or protection for bats, to deliberately disturb bat species, to intentionally or recklessly disturb a bat whilst in its place of shelter or protection, or deliberately capture, injure or kill a bat. It should be noted that a breeding site or resting place of a bat is protected whether or not bats are present, as long as it is likely that they will return, and any activity or works damaging or destroying such a breeding site or resting place are likely to require a Natural England European Protected Species Licence (EPSL).

Badgers

Badgers *Meles meles* and their setts are protected under the 1992 Protection of Badgers Act. Under this Act it is an offence to wilfully kill, injure, take, possess or cruelly ill-treat badgers, or to attempt to do so. It is also an offence to intentionally or recklessly damage, destroy, or obstruct access to any part of a sett, or to disturb an occupied sett, either by intent or negligence. When interpreting the Act, Natural England defines a sett as any structure within an area used by badgers that shows signs of having been occupied by badgers within the last 12 months.

Water Voles

The water vole *Arvicola amphibius* received limited legal protection up until April 1998 through its inclusion in Schedule 5 of the WCA 1981 (as amended) for some offences. This protection was extended on 6th April 2008, so the water vole is now fully protected under Section 9, which includes protection of their resting places.

Legal protection makes it an offence to:

- ▲ Intentionally kill, injure or take (capture) a water vole;
- ▲ Possess or control a live or dead water vole, or any part of a water vole;
- ▲ Intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection; or intentionally or recklessly disturb water voles while they are using such a place; and
- ▲ Sell, offer for sale or advertise for live or dead water voles.

Invasive Species

Invasive species are plant species which are prohibited from release into the wild. There is an extensive list (currently 42) which are set out in section 14(2) of the WCA 1981 (as amended) which states that '*if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence.*'

The most widespread of these are Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum* which are also covered by several pieces of legislation. The Environmental Protection Act 1990 (as amended) is a broad ranging piece of legislation that singles out Japanese knotweed and giant hogweed for special mention. The Act places a 'Duty of Care' on the producer and anyone they employ to dispose of soil or other material contaminated with Japanese knotweed or giant hogweed, such material becomes a controlled waste, which can only be taken to licensed landfill and must be dealt with in an appropriate way.

Appendix B – References

References

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Wildlife and Countryside Act 1981 (as amended). HMSO

Appendix C – Assessment of Structures, Trees and Habitats for Bats

Assessment of Structures, Trees and Habitats for Bats

Guidance on Assessing the Potential Suitability of Development Sites to Support Bats (adapted from Collins, J. (ed)).

| Suitability | Description | |
|-------------------|---|---|
| | Roosting | Commuting and Foraging |
| Negligible | <p>An inspected structure or tree which is considered to have no features of importance for roosting bats.</p> <p>No further constraints apply to the method or timing of proposed works.</p> | <p>Negligible habitat features on-Site to support commuting or foraging bats.</p> |
| Low | <p>A structure with at least one or more features suitable to support opportunistic individual bats. However, inadequate space, shelter, protection and conditions, and the low suitability of surrounding habitats means that it is unlikely to be used as a maternity or hibernation roost site.</p> <p>A tree of adequate age and stature to support potential roosting features, however, either no features, or only features of limited potential recorded from the ground.</p> | <p>Habitat with potential to support low numbers of commuting bats due to its quality and connectivity. For example, a gappy hedgerow or unvegetated stream that is isolated from the surrounding landscape.</p> <p>Alternatively, suitable but isolated habitats suitable to support low numbers of foraging bats such as a lone tree or a patch of scrub.</p> |
| Moderate | <p>A structure or tree with one or more potential roost sites that are of adequate size, shelter and protection, with suitable conditions and surrounding habitat to support a bat roost not of high conservation status (with respect to roost type not individual species conservation status).</p> | <p>Linear habitat continuity connecting to the wider landscape offering potential to support commuting bats, such as rows of trees and scrub or linked back gardens.</p> <p>Habitat such as trees, scrub, grassland or a waterbody with connectivity to the wider landscape offering foraging opportunities for bats.</p> |
| High | <p>A structure or tree with one or more potential roost sites that are suitable for use by large numbers of bats on a regular basis and for long periods of time due to their size, shelter, protection, conditions and the surrounding habitat.</p> | <p>Continuous high-quality habitat with strong connectivity to the wider landscape that is likely to be used by commuting bats on a regular basis, such as flowing waterbodies, hedgerows, rows of trees and woodland edges.</p> <p>High quality habitat with strong connectivity to the wider landscape that is likely to be regularly used by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to, and connected to, known roost sites.</p> |

Appendix D – Site Photographs

Site Photographs



Photograph 1 – Scattered broadleaved trees along the eastern boundary



Photograph 2 – Scattered scrub located mainly in the north-western aspect



Photograph 3 – Ditch located along the southern aspect of the Site



Photograph 4 – Amenity grassland in the south-eastern aspect



Photograph 5 – Building 1 Main warehouse building



Photograph 6 – Building 2 - Office building forming south-east corner of B1



Photograph 7 – B3 - Office building in the south-eastern corner of the Site



Photograph 8 – Building 4 - Substation in the south-eastern area of the Site



Photograph 9 – Building 5 - Small mobile office in the north-eastern corner



Photograph 10 – Building 6 - Large substation in the north-western aspect of the Site