

Post Development Ecological Visit

Site Address: Land To The Rear Of 4 - 6 High Street, Sutton,
London SM1 1HN

Client Name: Duncan Clendenan

Reference: Check placement of bat and bird boxes and green
roof of the new development

Date: 3rd August 2023

Background

Arbtech Consulting Limited was instructed by Duncan Clendenan to undertake a post development ecological visit at Land To The Rear Of 4 - 6 High Street, Sutton, London SM1 1HN (hereafter referred to as “the site”). The proposed development consists of the demolition of a self-contained first floor rear residential unit and erection of a two storey rear extension above the existing ground floor commercial unit to provide 4 self-contained residential units with provision of cycle and refuse stores (hereafter referred to as “the proposed development”).

The survey was required to inform the local planning authority for a “Statement of Conformity” that items listed within the EMEMP (Arbtech, 2023) have been erected onto site.

Site Context

The site is located at National Grid Reference TQ 26053 63881 and has an area of approximately 0.0285ha comprising a vacant commercial premises, with residential units on the upper storey of the building. There is a back alley which runs along the northeast boundary of the site which serves as a parking area. The remainder of the site is bordered by further commercial premises including shops and a pub. The High Street is directly adjacent to the site on the southwest boundary.

Survey Methodology

The post development ecological visit was undertaken by Megan Knapp BSc (Hons), Consultant Ecologist on 3rd August 2023.

The survey included an inspection of the site to make sure that items listed within the EMEMP have been erected onto site and in appropriate locations.

Limitations

Access to the roof could not be provided, however, the roof could be viewed from else where on site.

Survey Results

A plan showing the survey results is provided in Appendix 1.

The EMEMP recommended that three swift nest boxes be inserted on the southern elevation of the building and one bat box on the western elevation.

Upon inspection of the site post development, four swift bricks were inserted into the wall on the eastern elevation and one Eco Kent Bat Box was attached to the eastern elevation of the three storey building to the left of site. A green roof has been incorporated into the roof of the main building, to the right of site. Species are unknown.

The locations which the bird and bat boxes were erected are more suitable than the EMEMP suggested locations. This is due to the structure and different heights of the buildings on and surrounding site. The western elevation, which was the suggested location for the bat box, backs onto a busy, noisy and well lit high street, which would be deemed unsuitable for roosting bats. The heights of the box and nest bricks were of reasonable heights, at levels bats and birds would fly at.



Figure 1 Eco Kent Bat Box on the eastern elevation of the western side of site (circled).

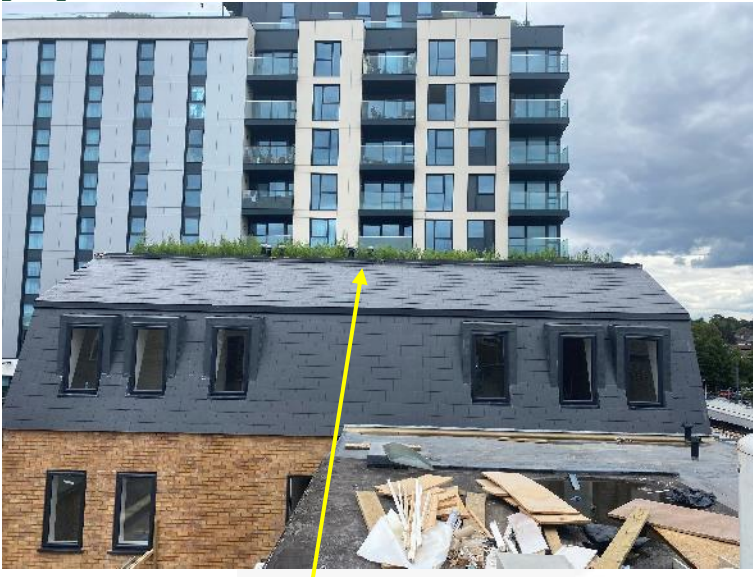


Figure 2 Green roof on the eastern side of site.



Figure 3 x4 swift nest boxes in the brick work (circled).

Conclusions and Recommendations

The items listed in the EMEMP have been installed in appropriate locations. Whilst the bat box may not be obviously placed for bats to use, there were no better suited locations for the bat box to be installed. Management of the boxes detailed in the EMEMP will need to be followed.

Author

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Appendix 1: Survey Plan

