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19th February 2024

Our reference: RSE R0437 - 22-24 Tolworth Broadway KT6 7HL - Ecology & Bat Survey Report

Dear Beth,

22-24 Tolworth Broadway, KT6 7HL - Ecology Assessment and Bat Survey

Further to your instruction, an ecology assessment, primarily consisting of a bat survey known as a preliminary roost assessment (PRA) was completed at 22-24 Tolworth Broadway, KT6 7HL.

Site location and project description

The building is an existing commercial unit on the ground floor with residential flats above and is located in the borough of Kingston upon Thames at National Grid Reference TQ 1950 6611 and postcode KT6 7HL. It is located on a busy high street in a very urban setting. Built environment surrounds the site to all sides. The site visit was completed on 16th February 2024 following a review of the location using aerial imagery and background data sources such as the MaGIC web system (<https://magic.defra.gov.uk/>).

The desk-based study found no statutory designated sites or locally designated sites, within a likely impact zone from the proposed development (based on the very contained nature of the works that will take place). The closest designated site is Tolworth Court Farm Fields and Medieval Moated Manor Site of Interest for Nature Conservation (SINC) which is located c.0.8 km south east of the site. The nearest record of a bat licence is approximately 1 km north for common pipistrelle granted in 2012 for a non-breeding roost.

The assessment below has been completed with reference to the development proposals which involve the construction of a new residential complex. This would include the creation of a courtyard which would be landscaped with trees, amenity grassland and ornamental shrub. Based on the development proposals the assessment focused on the building and specifically the potential presence of bats, bat roosts and also nesting birds.

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Site survey and building description

The building is currently a two and three-storey brick building which was predominately flat roofed with a small pitch running from north east to south west on the front elevation onto The Broadway (Figure 1). The building is in a reasonably good state of repair with no major cracks, holes or access points into the building. The pitched section of the roof was generally in a good state of repair with limited gaps beneath tiles recorded. As this is to be mostly retained as part of the proposals a full internal inspection was not deemed necessary. The roof of the main section of the building was flat roofed and covered in bitumen sheeting which was tight fitting and in a good state of repair (refer to Figure 2 and 3).

Figure 1 - Frontage of the building onto The Broadway



The ecological appraisal was completed by John Polley, a consultant ecologist with 18 years professional experience, a full member of the chartered institute of ecology and environmental management (CIEEM). John holds several protected species survey licences and relevant to this inspection is a Natural England bat class 2 survey licence registration (2015-11916-CLS-CLS).

Figures 1, 2 and 3 show the external views of the area of the building to be impacted on by the proposals. The external inspection was completed from ground level using binoculars to assist with inspection at height (Zeiss 10 x 56 binoculars). There were no holes found in the brickwork that are occasionally present on older buildings from removed service pipes and cables. All brickwork was

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in good condition with no missing bricks or other large holes. No gaps were found around window frames and the join between brick walls and roof did not show any clear opening large enough for use as bat or bird access points. With the urban location of the structure, and limited gaps beneath the tiles on the roof, it is considered unlikely that these would be used by a roosting bat.

Figure 2 - Building view to rear and south



Figure 3 - Building view to rear and north elevation



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Conclusions

The nature of the proposed development means that possible ecological impacts will be very contained and effects outside of the footprint of the building plots are not anticipated. Standard construction measures for the prevention of pollution, including dust are recommended. This will be sufficient to protect the environment and people. The PRA survey found no evidence of bats (e.g. bat droppings) and minimal potential bat access points. There were also no signs of nesting birds or any other protected species.

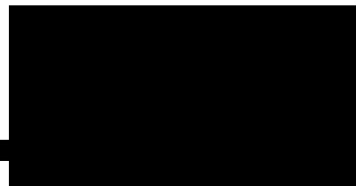
No additional surveys for bats or other species are recommended based on the results of this ecology assessment and PRA. However, it is recommended that a suitably experienced and bat-licensed ecologist is on call due renovation works should there be any unexpected discoveries of bats or other wildlife.

The proposed planting within the courtyard including tree, grassland and ornamental shrubs would enhance the site for biodiversity post development and would result in a net gain being delivered. A single bat and bird box would also be included as appropriate and under the guidance of an ecologist.

No other ecological enhancements are deemed necessary to support the application.

If you have any questions or would like to discuss the assessment and my recommendations in more detail, please do not hesitate to contact me.

Yours sincerely,

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Director

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