

Preliminary Ecological Assessment and Addendum for  
Enabling Works relating to proposed temporary building

**Clapham College Site, 45 Clapham  
Common South Side, London SW4 9BL**

Thornton Park Southside Ltd

13<sup>th</sup> February 2023 (Revision to March 2022 PEA  
Report)



**Preliminary Ecological Assessment of 45 Clapham Common  
South Side, London SW4 9BL**

**Commissioned by Liz Lake Associates**

**Version 13<sup>th</sup> February 2023 – with addendum relating to proposed  
temporary building**

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# 1 Executive Summary

A Preliminary Ecological Assessment was carried out at land at 45 Clapham Common South Side, London SW4 9BL during February 2022. The purpose was to check for any ecological issues which might affect proposed development works on site. It is proposed to clear the site and construct a large residential development.

Below is a summary of recommendations are made following the survey findings. Further details concerning the recommendations are given in the main body of the report.

<b>Ecological factor</b>	<b>Summary of recommendations</b>
Bat roosts	One of the buildings on site has low potential for roosting bats therefore an emergence bat survey is required
Nesting birds	Clearance of suitable vegetation should be carried outside of the bird nesting season or under ecological supervision

**The report sections below should be read in full and detailed guidance given in this report must be followed to avoid breaching legislation regarding protected and invasive species.**

**This report is valid for one year from the date of the survey visit. Should works be delayed to later than one year after the survey then a further update survey of the site would be required as habitats change over time, along with their potential to support protected species.**

## 2 Introduction

### 2.1 Site description

The site is located at 45 Clapham Common South Side, London SW4 9BL. It is approximately 1.2 hectares in area. The site currently contains buildings, hardstanding, grassland, scattered trees, scrub and ruderal habitats.



**Aerial View of Site**

## 2.2 Local area and surrounding habitats

The local area contains dense urban development and a large urban park. The site itself is bordered on the southern side by buildings, and on the eastern side by buildings. To the north is a road and adjacent to the western site edge are buildings.



**Aerial view of local area**

## 2.3 Client

Green Shoots Ecology were instructed by Liz Lake Associates.

## 2.4 Survey scope and purpose

The survey covered all areas within the site proposal boundary. It was commissioned to identify any ecological constraints that should be considered when carrying out works in the area. Constraints could include the potential for impacts on protected or notable species or sites, and presence of invasive species. Annex 3 to this report includes details of relevant legislation and policies relating to protected species and sites and invasive species.

Further surveying or mitigation works are recommended where relevant. If works are to be carried out any later than a year after this report, then a second site visit is recommended so that an update to this report be carried out. A Preliminary Ecological Appraisal was carried out in order to provide the information required.

PEA guidelines are published by CIEEM (2013). PEA is based on Phase 1 Survey methodology, as described in the JNCC Handbook for Phase 1 Survey (1990). Its use allows habitat types on sites to be mapped. From this the ecological value of areas of a site can be ascertained. It can then be determined how likely it is that protected, or otherwise notable species might occur on site. It also determines which areas on site might support protected species.

## 2.5 Survey Date

11<sup>th</sup> February 2022

## 2.6 Surveyor

The surveyor and author of this report is Peter Howarth ALGE BSc (Hons), Ecologist. Peter currently holds survey licenses for Bats, Dormice and Great Crested Newts.

## 3 Methodology of survey

The Preliminary Ecological Assessment followed the methodology outlined in the JNCC (1990) Handbook for Phase 1 Survey. A map showing habitat types and locations on site is included as Annex 2.

The Preliminary Ecological Assessment determines the potential for presence of protected and otherwise important or notable species on sites. Where it shows no evidence of a protected species and no suitable habitats for them, then further surveying for that species can be ruled out. Where suitable habitat is present further surveying is recommended if current guidelines and the judgement of the surveyor suggest presence is reasonably likely.

The following protected species are those most commonly found on potential development sites:

1. Bats
2. Birds
3. Great crested newts
4. Reptiles
5. Terrestrial mammals – Badgers, dormice, water voles

**Table 1: Terms used in report to indicate likelihood of species presence**

<b>Confirmed</b>	<b>Species directly observed on site Clear evidence of species presence observed (e.g. droppings, burrows, etc.)</b>
<b>High</b>	Important structures or features of use for breeding or refuge present. For instance, ponds for newts, old trees for bats. Significant amount of high-quality foraging habitat present Site adjacent to surrounding areas of suitable habitat, or connected by linear features of use to commuting species (e.g. river) Site close to known offsite species populations
<b>Medium</b>	Some features suitable for breeding or refuge present. Some suitable foraging habitat available Site connected to suitable offsite areas of habitat
<b>Low</b>	Small amounts of low-quality areas for refuge or breeding Small areas suitable for foraging Site not connected to suitable offsite habitats or species not likely to enter site.
<b>Negligible</b>	No suitable habitats on site

The likelihood of species being present ranges in a continuum from extremely unlikely to highly likely. The judgement of the surveyor combined with knowledge of habitats present, signs and sightings of animals and evidence from records is used to give an estimated likelihood of presence.

## 4 Desk Study

### 4.1 Data search

A data search for protected and notable species and statutory and non-statutory nature reserves within 2 kms of the site was commissioned from GiGL (Greenspace Information for Greater London)

### 4.2 MAGIC search

A search of the MAGIC ([magic.defra.gov.uk](http://magic.defra.gov.uk)) website was carried out to determine if any European Protected Species Mitigation Licences had been granted in the same search area.

### 4.3 General background

The ordnance survey 1:25000 scale map for the area was also examined for evidence of water bodies within 250m of the site which might be potential great crested newt breeding sites.

## 5 Survey Results

### 5.1 Weather conditions during site visit

Weather conditions are shown below:

- Precipitation: None
- Temperature: 1 °C
- Cloud cover: 100%
- Wind (Beaufort Scale): 2

### 5.2 Desk study results

The search found records of relevant protected species within 2 km of the site. These were:

- Bats), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius's' pipistrelle (*Pipistrellus nathusii*), Daubenton's bat (*Myotis daubentonii*), noctule (*Nyctalus noctula*),

The desk study showed no likely potential great crested newt breeding ponds within 250m of the site that were not separated from the site by major barriers to dispersal. Major barriers might include busy roads, walls, dense housing or similar.

The data search found records of no statutory designated nature conservation sites within 2 km of the site There are no non-statutory protected sites adjacent to or on the site.

### 5.3 MAGIC search

The magic search revealed no European protected species mitigation licences in a 2km radius.

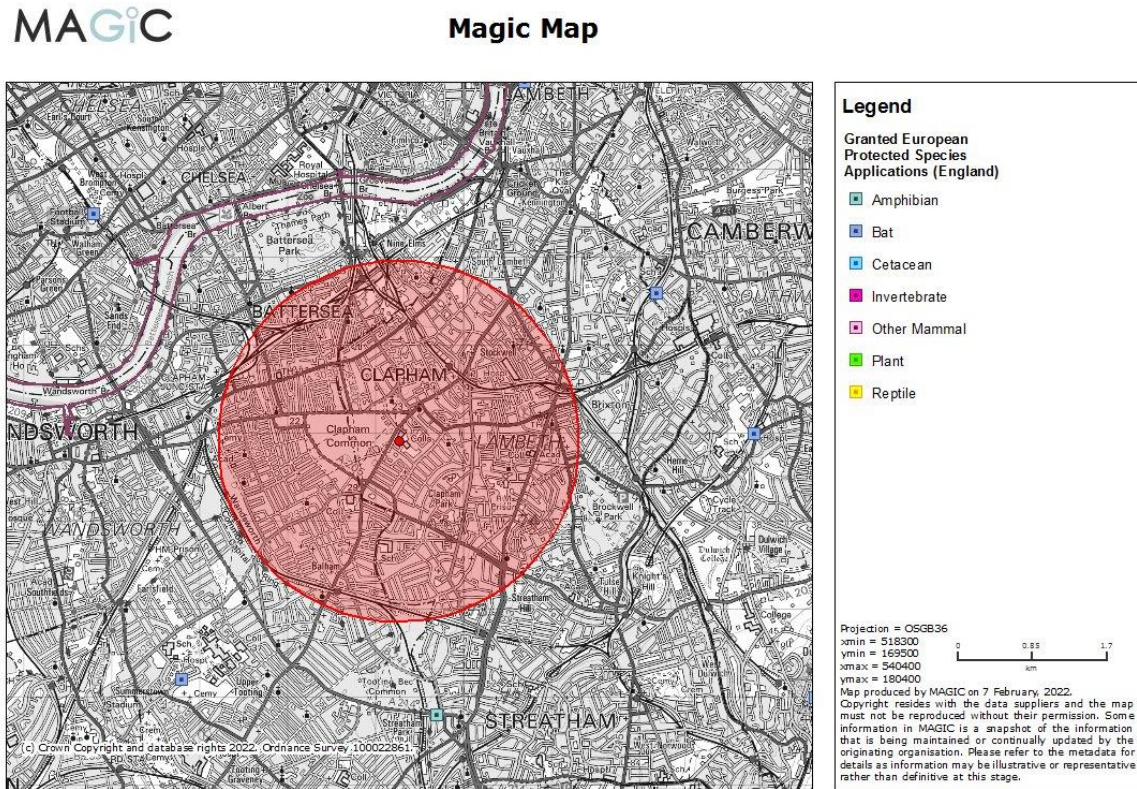


Figure 1: Locations of sites within 2 km for which European Protected Species Licenses have been issued

### 5.4 Constraints to surveying


All works areas were visible and accessible. Therefore, there were no constraints to surveying.

### 5.5 Habitats found on site

The proposed development area was found to contain the habitats described below. Annex 2 to this report is a map showing locations of these habitats. Scientific names for plants listed below are given in Annex 1.



**Table 2: Habitats found on site**

Habitat type	Description
<b>Buildings</b>	<p>There are 4 buildings on site, there were all relatively modern with no enclosed roof spaces. Buildings 1 and 2 are simple open plan aluminium framed structures clad in steel cladding panels with PVC fabric roofs. Each block has a roller shutter door as well as pedestrian steel doors. They both stand on concrete slabs. The buildings provide space for painting &amp; decorating, bricklaying and other construction related courses.</p> <p>Building 3 is a modern well-maintained part one/part two/part three/part four storey teaching block including a sports hall built around 2014, the building is constructed of bricks with a steel frame and aluminium window fittings. It has a close-fitting zinc lined flat roof.</p> <p>Building 4 is a complex building comprising an older part built in the 1950s and a more modern building built around 2005. It is a part single, part 5 storey building fronting Clapham Common South Side. The older section is a brick and concrete building with bitumen lined flat roofs. The modern part is brick and steel with wooden louvres and zinc lined roofs.</p> <p>The locations of the buildings are shown on the plan included as Annex 2.</p>  <p>Part of Building 1 (Building 2 is of the same construction as 1)</p>



Building 4 – photo showing section of flat roof



Photo showing eastern wing of Building 3

**Hardstanding**

The hardstanding on site was well used and devoid of vegetation.



Photo showing hardstanding on site in centre of site

**Ruderal vegetation**

There were patches of ruderal vegetation around the grounds including species such as Common Nettle and Smooth Sow thistle



Photo showing ruderal vegetation in south of the site

**Semi-improved grassland**

Across the site were areas of modified grassland. This contained species such as Yarrow, Birdsfoot Trefoil, Perennial Rye-grass , Cocksfoot, and garden species such as Crocus



Photos showing grassland vegetation in centre of site

**Scrub**

There were small areas of non-native shrubs, including Buddleia and Firethorn



Photo showing scrub on site on the western edge

**Scattered  
Trees**

There were a number of trees across the site, including, Ash, Sycamore and London Plane



**London plane tree in centre of site**



London Plane tree on western edge of site

## 5.6 Recommendations relating to protected species and sites and invasive species

**Table 3: Discussion of results and recommendations**

Protected species or features	Potential for presence	Discussion
<b>Badger setts</b>	<b>Potential-Negligible</b>	<p>The data search found no records of badgers</p> <p>The site and immediate surroundings are unsuitable for badgers, containing dense urban development and busy roads. No habitats suitable for badgers occur on site. The site contains no suitable habitat for badgers to forage in or build setts in as it contains mainly built development.</p>
<b>Recommendations regarding badger setts:</b> None required.		
<b>Bat roosts</b>	<b>Potential-Low</b>	<p>The data search found records of 5 species of bat</p> <p>Building 4 was found to be suitable for roosting externally due to the presence of gaps under the bitumen flat roofs which are features suitable for bats to use.</p> <p>Trees on site were either small and thin or if large were well-maintained. No potential bat roosting features, such as loose bark, rot holes, crevices etc. were observed in the visible parts of the trees.</p>
<b>Recommendations regarding roosting bats:</b> To determine whether roosting bats are using the building described above, a further bat emergence/re-entry survey should be carried out. This would require 1 survey visit by 5 surveyors at dusk or dawn. The visit should be carried out between May and August inclusive. Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied for from Natural England to allow demolition of the building.		
<b>Bat foraging and commuting routes</b>	<b>Likely importance of area for foraging and commuting bats – Negligible</b>	The site due to its location and habitats found is unlikely to be used for commuting or foraging.
<b>Recommendations regarding foraging and commuting bats:</b> None required		
<b>Nesting birds</b>	<b>Potential - Medium</b>	The site contained trees and area of vegetation that could be used for bird nesting, one of the trees had two bird boxes attached to it.
<b>Recommendations regarding nesting birds:</b> removal of vegetation should occur outside the bird nesting season, the breeding season for most species is generally considered to extend between 1st March and 31st August inclusive. If this is not possible the areas should be checked by an ecologist before no earlier than 24hours before clearance occurs. The nest boxes should be moved if required outside of the nesting season, or if this is not possible after being checked by an ecologist.		



<b>Dormice</b>	<b>Potential-Negligible</b>	The site and immediate surroundings are unsuitable for dormice, containing dense urban development and busy roads. No habitats suitable for dormice occur on site.
<b>Recommendations regarding dormice:</b> None required.		
<b>Great crested newts</b>	<b>Potential - Negligible</b>	The site contains no suitable waterbodies on site for breeding newts. It contains no areas of suitable terrestrial habitat for newts. There are no known suitable breeding ponds within 250 metres of the site.
<b>Recommendations regarding great crested newts:</b> None required.		
<b>Reptiles</b>	<b>Potential - Negligible</b>	The site and immediate surroundings are unsuitable for reptiles, containing dense urban development and busy roads. No habitats suitable for reptiles occur on site.
<b>Recommendations regarding reptiles:</b> None required.		
<b>Other protected species</b>	<b>Potential - Negligible</b>	No habitats suitable for water voles, otters, or other protected species not mentioned above.
<b>Recommendations for other protected species:</b> None required		
<b>Species of Principal Importance under NERC Section 41</b>	<b>Potential - Negligible</b>	No habitats likely to support Species of Principal Importance (such as toads, hedgehogs, stag beetles, etc.).
<b>Recommendations relating to Species of Principal Importance:</b> None required		
<b>Invasive species</b>	<b>None found on site</b>	No important invasive species were found on site.
<b>Recommendations relating to invasive species:</b> As no important invasive species were found no precautions are required relating to these, however, should workers subsequently find species such as Japanese knotweed or giant hogweed on site works should stop within 7 m of the area until further advise can be sought from an ecologist or specialist knotweed or invasive species control contractor.		
<b>Protected sites</b>	<b>None on site or adjacent</b>	Works are small scale and would only impact on sites if directly adjacent or on site.
<b>Recommendations relating to Protected Sites:</b> None required.		
<b>Habitats of Principal Importance</b>	<b>None on site or adjacent</b>	The site does not contain any NERC Section 41 Habitats of Principal Importance.
<b>Recommendations:</b> Although it is unlikely that any Habitats of Principal Importance could be added to the development, where possible other habitats of ecological value should be included in the development. These could include native shrubs, native trees and hedges and/or species rich grassland areas.		

## 6 Impact Assessment and recommendations

### 6.1 Impact assessment

In order for the potential impact of the development on roosting bats to be assessed, the further survey as recommended in the previous section of the report are required to be carried out. The site currently contains habitats of low ecological value. The proposed development will include ecologically valuable habitats, the development will result overall in a likely net gain for biodiversity. A Biodiversity Net Gain Calculation will be carried out for the site, once this is completed this will show if there will be an overall net gain in biodiversity due to the development.

### 6.2 Recommended Enhancements

It is recommended that the development includes the addition of suitable habitats in order to achieve a net gain in biodiversity. Recommended habitats that could be included include green roofs, green walls and/or climbers, native hedges, street trees, meadow grassland and native shrubs and trees. Woodland is currently proposed to be included also.

Bird bricks or boxes and bat tubes or bricks should also be added, to provide roosting and nesting sites. Should roosting bats be found within the building with bat roost potential on site, other specific measures to replace the loss of the roost in the building might also be required, depending on bat species, numbers, and type of roost. The exact nature of any measure required relating to roosting bats will be determined after the follow up surveys have been carried out.

## 7 References

Bat Conservation Trust (2016) Bat Survey Guidelines  
English Nature (2001) Great Crested Newt Mitigation Guidelines, English Nature, Peterborough  
English Nature (2006) Bat Mitigation Guidelines. English Nature, Peterborough  
HMSO, 1981. The Wildlife and Countryside Act 1981 (as amended). The Stationery Office, Norwich.  
HMSO, 1992. Protection of Badgers Act (1992).  
HMSO, 1994. The Conservation (Natural Habitats, &c) Regulations 1994. The Stationery Office, Norwich.  
Joint Nature Conservation Committee (1990). Handbook for Phase 1 habitat survey a technique for environmental audit.  
MAGIC ([www.defra.gov.uk](http://www.defra.gov.uk))

## 8 Annexes & Addendum

**Annex 1: List of plant species mentioned in report showing scientific names**

**Annex 2: Phase 1 Habitat Map showing habitats on site on 11/02/2022**

**Annex 3 : Relevant Legislation and Planning Policies**

**Addendum – Information relating to use of PEA report for application for temporary building on site.**

## Annex 1: List of plant species mentioned in report showing scientific names

Annual Meadow-grass	<i>Poa annua</i>
Annual Mercury	<i>Mercurialis annua</i>
Ash	<i>Fraxinus excelsior</i>
Bramble	<i>Rubus fruticosus</i>
Buddleia	<i>Buddleja davidii</i>
Canadian fleabane	<i>Conyza canadensis</i>
Cleavers	<i>Galium aparine</i>
Cock's-foot	<i>Dactylis glomerata</i>
Comfrey	<i>Symphytum</i> sp.
Common Bird's-foot-trefoil	<i>Lotus corniculatus</i>
Common Chickweed	<i>Stellaria media</i>
Cow Parsley	<i>Anthriscus sylvestris</i>
Crane's-bill	<i>Geranium</i> sp.
Creeping Buttercup	<i>Ranunculus repens</i>
Daisy	<i>Bellis perennis</i>
Dandelion	<i>Taraxacum officinale</i>
Dock	<i>Rumex</i> sp.
Firethorn	<i>Pyracantha coccinea</i>
Herb-Robert	<i>Geranium robertianum</i>
Ivy	<i>Hedera helix</i>
London Plane	<i>Platanus occidentalis x orientalis</i>
Nettle	<i>Urtica dioica</i>
Perennial Rye-grass	<i>Lolium perenne</i>
Red Dead-nettle	<i>Lamium purpureum</i>
Ribwort Plantain	<i>Plantago lanceolata</i>
Smooth Sow-thistle	<i>Sonchus oleraceus</i>
Sycamore	<i>Acer pseudoplatanus</i>
Willowherb	<i>Epilobium</i> sp.
Wood Avens	<i>Geum urbanum</i>
Yarrow	<i>Achillea millefolium</i>

Annex 2: Phase 1 Habitat Map showing habitats on site on 11<sup>th</sup> February 2022



## **Annex 3 : Relevant Legislation and Planning Policies**

### **Badgers**

Badgers and their setts are protected under the Protection of Badgers Act 1992. All the following are criminal offences: to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as 'any structure or place which displays signs indicating current use by a badger'. Badger setts can be disturbed by a multitude of operations which include excavation and coring. (English Nature, 2002).

### **Bats**

All species of British bat are listed in Appendix II of the Berne Convention and various annexes of the Habitats Directive. They are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 2017 (Regulation 43). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any site that they use. A £5000 fine and/or 6 months imprisonment per offence is the maximum penalty. Where a bat roost will be affected by development a licence to carry out the work will be required (issued by Natural England). This will be granted only if suitable mitigation for any adverse impacts on bats is to be carried out.

### **Nesting Birds**

Under the Wildlife and Countryside Act (1981) it is a criminal offence to disturb nesting birds. The breeding season for most species is generally considered to extend between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive, although some species may breed slightly earlier in the year or later. Site operations should be phased where possible to occur outside the breeding season. Within this period, clearance of structures and vegetation can only take place if either:

- 1) Affected areas are first checked by an ecologist or other suitably qualified person and no nesting is found to be occurring.
- 2) All parts of the vegetation or structures are clearly visible, and no sign of nesting can be seen. If nests are found, work will have to be delayed in that area until chicks have left any nests.

For birds listed on Schedule 1 of the Wildlife and Countryside Act the protection is increased and it is also an offence to disturb them whilst in the process of nest building or at a nest containing eggs or young. It is an offence also to disturb dependent young. Bird species included in Schedule 1 include kingfishers, black redstarts, barn owls and red kites among others.

### **Dormice**

The hazel dormouse is protected under the Wildlife and Countryside Act 1981 (as amended). It is also a European Protected Species and as has additional protection in the UK under Regulation 43 of the Conservation of Habitats and Species Regulations 2017. It is an offence to intentionally kill, injure or take a hazel dormouse, possess or control any live or dead specimen or anything derived from a hazel dormouse, intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a hazel dormouse (including their habitat). It also an offence to intentionally or recklessly disturb a hazel dormouse while it is occupying a structure or place used for shelter or protection. A £5000 fine or six months custodial sentence per offence applies.

### **Great crested newts**

Great crested newts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is also a European Protected Species and has additional protection under Regulation 43 of the Conservation of Habitats and Species Regulations 2017. It is an offence to intentionally kill, injure or take a great crested newt, possess or control any live or dead specimen or anything derived from a great crested newt, intentionally or recklessly damage, destroy or obstruct access to any

structure or place used for shelter or protection by a great crested newt (in practice this means breeding sites and terrestrial habitat). It is an offence to intentionally or recklessly disturb a great crested newt while it is occupying a structure or place which it uses for shelter or protection. A £5000 fine or six months custodial sentence per offence applies.

## Otters

Otters are legally protected by the Conservation (Natural Habitats, &c.) Regulations 2017 (as amended) - "the Habitats Regulations". They are therefore classed as European Protected Species. Under these Regulations they are given the highest level of species protection. In summary it is illegal to:

- deliberately or recklessly kill, injure or take (capture) an otter;
- deliberately or recklessly disturb or harass an otter;
- damage, destroy or obstruct access to a breeding site or resting place of an otter (i.e. an otter shelter).

Otter shelters are legally protected whether or not an otter is present.

## Reptiles

All native reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). They are protected against killing or injuring even during lawful development. A £5000 fine or six months custodial sentence per offence applies.

## Water voles

Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended). Water voles are protected against intentional killing, capture or injury and intentional or reckless disturbance, obstruction, damage or destruction of their burrows. A £5000 fine or six months custodial sentence per offence applies.

## Other protected species

There is a list of species of principle importance as set on in section 42 of Natural Environment and Rural Communities Act 2006 (NERC 2006). These species are regarded a material consideration in planning applications and are usually protected by planning policies.

## Invasive Plant Species

Some plants, such as Japanese knotweed are listed under Schedule 9, Part 2 of the Wildlife and Countryside Act 1981. This states that it is an offence to "plant or otherwise cause to grow in the wild" any plant listed in the schedule. "In the wild" is generally taken to mean any area outside the landowner's site. It is therefore an offence to allow it to spread onto neighbouring sites or to allow some listed plants to be removed offsite without proper disposal, as this could also allow them to spread offsite.

## Hedgerows

The Hedgerow Regulations 1997 provide protection for some types of hedgerows. Under the regulations most hedges require submission of a 'hedgerow removal notice' and approval by the local authority before they can be removed. All 'important' hedgerows are to be retained and protected from destruction and damage. There are a number of rules determining how a hedgerow is classified as 'Important'. In most cases the hedgerow is required to be in excess of 30 years old and to contain specific indicator plants. An individual hedge, or more likely, the trees within a hedge can also be subject to a Tree Preservation Order, or TPO, under the Town and Country Planning Act 1990.

## Protected/priority habitats

There is a list of habitats of principle importance as set on in section 41 of Natural Environment and Rural Communities Act 2006 (NERC 2006). These habitats are regarded a material consideration in planning applications and are usually protected by planning polices

## National Planning Policy

The NPPF (2019) describes the Government's planning policies for England and how these should be applied. The NPPF states that:

“When determining planning applications, local planning authorities should apply the following principles:

- a) 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;
- b) 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;
- c) 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 reasons and a suitable compensation strategy exists;
- d) 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;
- e) The following should be given the same protection as habitats sites; potential Special Protection Areas and possible Special Areas of Conservation, listed or proposed Ramsar sites and sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Under the NPPF, the Planning Authority has a responsibility to:

- a) promote preservation, restoration and re-creation of priority habitats, ecological networks and to protect and aid recovery of populations of priority species;
- b) identify and pursue opportunities for securing measurable net gains for biodiversity.
- c) contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity (in a manner commensurate with their statutory status or identified quality in the development plan)
- d) minimise impacts on, and provide net gains for biodiversity, including by establishing a coherent ecological network that is more resilient to current and future pressures.

## Local Planning Policy

Local councils also have various policies designed to protect and enhance local biodiversity.

# 1 Addendum - Information relating to use of PEA report for application for temporary building on site

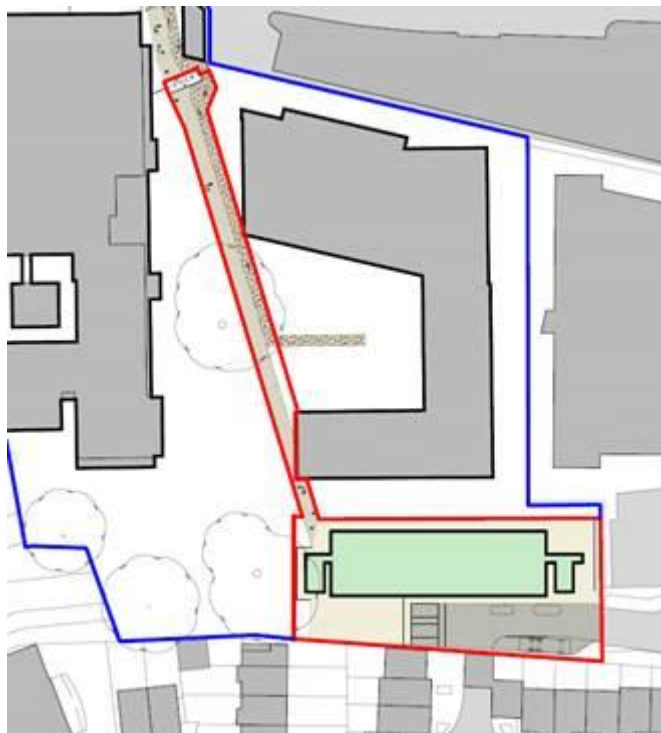
## 1.1 Purpose of addendum

A Preliminary Ecological Assessment was carried out on site at 45 Clapham Common South Side, London SW4 9BL during February 2022. The purpose was to check for any ecological issues which might affect the proposed development works on site. Since the original survey report was issued, it was found that it will also be necessary to construct a temporary building on site in the southern corner of the site. This will house the college during the demolition of one of the buildings. In order to do this, it is necessary to obtain planning permission. For this an ecological survey of the area of the temporary building and any other areas affected by these works is required.

As the original PEA covered the whole site, including the proposed temporary building area, it is considered unnecessary to carry out a specific ecological survey just for the new temporary building application. Instead this Addendum to the original report has been added so as to discuss more specifically the area to be used for the temporary buildings and enabling works. The original survey report can then be used with the addendum for the purpose of a planning application for the enabling works and temporary building.

## 1.2 Location and type of works

The proposed location of the works is in the southern corner of the site and the boundary of this area is shown in the plan below. The works will be enabling works which include adding a temporary building that will house the college during the demolition of one of the buildings as shown below:



Looking at the habitat map from the PEA report (shown below), it can be seen that the main section of the works covers an area of hardstanding with two buildings and narrow strips of ornamental shrubbery along the site edge.

There is also an access route shown on the enabling works proposal plan extending to the north which would cross small sections of shrubbery, amenity grassland, hardstanding and an area partially covered by an existing shed.





One of the buildings currently within the proposed temporary building area

The PEA report originally found over the whole site that there were only two ecological issues as below:

<b>Ecological factor</b>	<b>Summary of recommendations</b>
Bat roosts	One of the buildings on site has low potential for roosting bats therefore an emergence bat survey is required
Nesting birds	Clearance of suitable vegetation should be carried outside of the bird nesting season or under ecological supervision

The building with low potential was the main building on site, and a subsequent bat emergence survey found no evidence of roosting bats. As a result, bat roosting on site was ruled out. So the only ecological issue over the site is the potential for nesting birds in areas of shrubbery or in buildings where they can gain access.

### 1.3 Summary and recommendations

The proposed enabling works and construction of temporary building will have no impact of any ecological features or protected species other than (potentially) nesting birds.

Clearance of shrubs/shrubbery or demolition of buildings with access points for birds into roofs or other building sections should be carried outside the bird nesting season. The nesting season for most species is generally considered to extend between 1st March and 31st August inclusive. If this is not possible the areas should be checked for active nesting by an ecologist no earlier than 24 hours before clearance occurs. No trees are proposed to be removed as part of the enabling works application, however, should tree works also be required sections of tree to be removed will also require inspection prior to tree works.

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