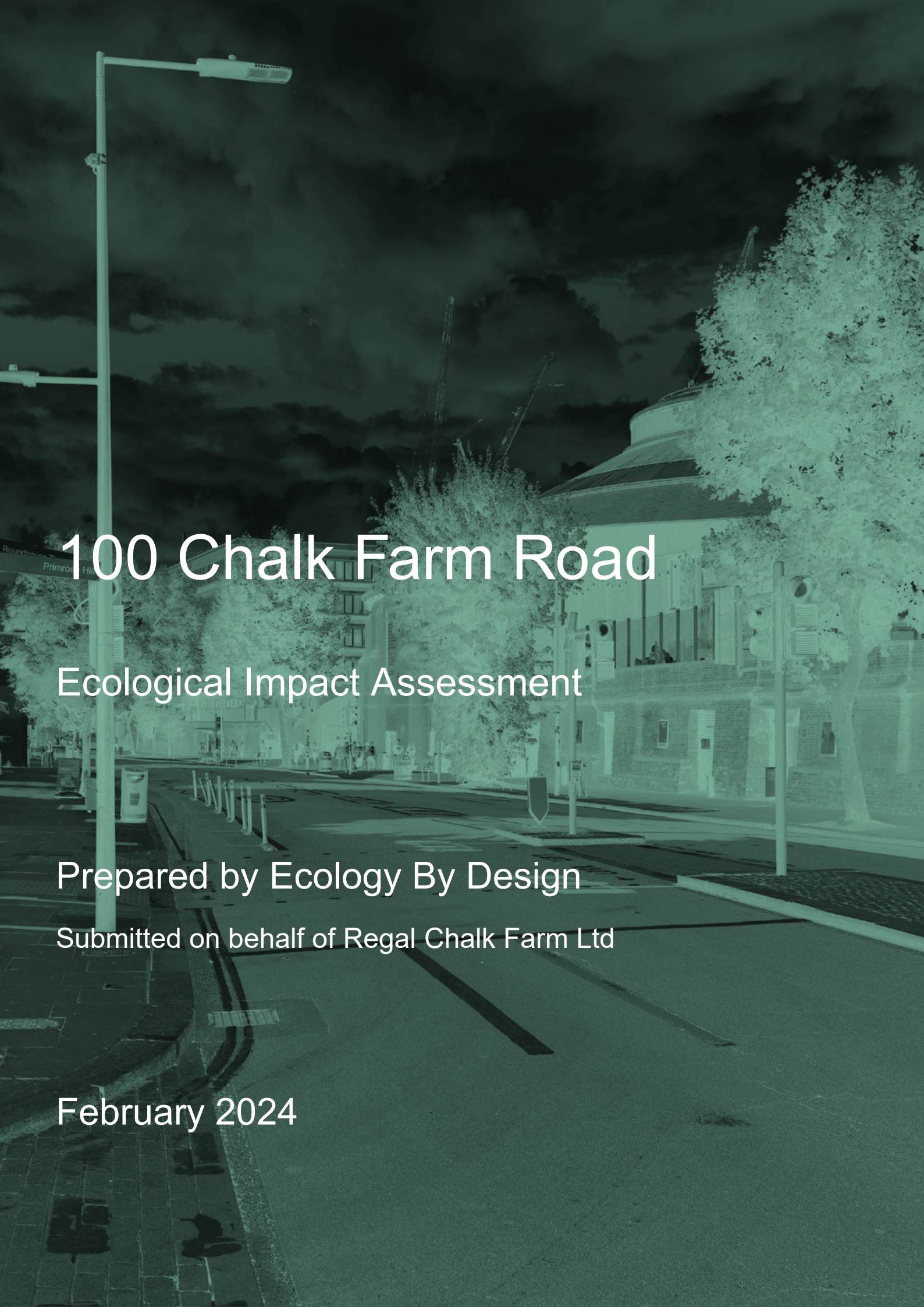

100 Chalk Farm Road

Ecological Impact Assessment

Prepared by Ecology By Design

Submitted on behalf of Regal Chalk Farm Ltd

February 2024

Project Code	Title	Date of Issue
EBD02653	Chalk Farm Road EcIA	02 February 2024

	Name	Date
Prepared by	Emily Bartlett BSc (Hons) MSc ACIEEM	28 November 2022
Checked by	Laura Grant BSc (Hons) MCIEEM	29 November 2022
Updated	Emily Bartlett BSc (Hons) MSc ACIEEM	01 February 2024

ecologybydesign

Contents

1 Executive Summary

Report purpose	This report identifies the potential ecological impacts, mitigation, compensation, and enhancement measures for a proposed development at 100 Chalk Farm Road, Camden.
Surveys	Surveys of the site were conducted in November 2022 including: • an extended UK habitat survey; and • daytime building and tree assessments for bats.
Key findings	The site, situated in Camden in London, measures approximately 0.29ha comprising two buildings, a car park, areas of introduced shrub and trees. Protected and priority species present or potentially present include: • Potential for roosting bats within The Roundhouse to the west of the site; • Opportunities for foraging and commuting bats within the site; • Opportunities for nesting birds within the trees, introduced shrub and rooftops; and • Suitable foraging and resting habitat for hedgehogs and common toad.
Potential impacts	Habitats within the site are of 'Negligible' value in terms of ecological interest. In the absence of mitigation, development within the site may result in: • Obstruction and/or disturbance of potential bat roost(s) within the adjacent Roundhouse building; • Disturbance of foraging and commuting bats through altered/increased levels of lighting; and • Destruction of active wild birds' nests during vegetation clearance or building demolition.
Measures to avoid and/or reduce impacts	• Habitat creation to improve the biodiversity value of the site; • Implementation of a buffer zone around The Roundhouse to prevent disturbance or obstruction of roosting bats. • Implementation of a sensitive lighting scheme to avoid disturbing bats; • Vegetation clearance and building demolition to be undertaken outside of the nesting bird season (March to August inclusive) or be preceded by a check from a suitably experienced ecologist; and • Implementation of appropriate site management practices.
Delivering biodiversity enhancement	• Two bat boxes will be integrated into the southern or western elevations of the proposed buildings during construction; • Four bird boxes will be installed on northern or eastern aspects of suitably sized trees following construction; and • Two insect boxes will be installed on walls or trees adjacent to areas of green roof within the design.

2 Introduction

2.1 Background

2.1.1 Ecology by Design Ltd was commissioned by Regal Chalk Farm Ltd to undertake a preliminary ecological appraisal (PEA) of 100 Chalk Farm Rd, Chalk Farm, London, NW1 8EH (central grid reference TQ 28311 84306). The client seeks planning permission to undertake various development works within the site.

2.1.2 Ecology by Design completed a Preliminary Ecological Appraisal (PEA) in November 2022, prior to design plans. Following confirmation of design plans and completion of a Biodiversity Impact Assessment the PEA was progressed to an Ecological Impact Assessment (EcIA).

2.2 Site Description

2.2.1 The site is located in Camden in London and measures approximately 0.29ha in extent. The site comprises two adjoined multi-storey budlings, a multi-storey car park and small areas of scrub and trees. The site is bordered by a railway line to the south, Chalk Farm Road to the north, The Roundhouse music venue to the west and a car park to the east.

2.2.2 The wider landscape is dominated by residential and commercial development. Primrose Hill Park is located 540m to the south-west, Regent's Park 700m to the south and a canal 290 to the south-east.

2.3 Proposed Works

2.3.1 The proposals at the site are a full planning application for the construction of buildings of mixed-use, including student accommodation and commercial and amenity spaces.

2.4 Aims of Report

2.4.1 This report is an Ecological Impact Assessment which presents the approach and findings of the assessment of the potential ecological impacts of the proposed development works in accordance with industry standard guidance (CIEEM, 2019; BSI Standards Limited, 2013). It has been produced following a Preliminary Ecological Appraisal and further assessment in relation to biodiversity. The development does not require an Environmental Impact Assessment (EIA), therefore EcIA has been included for clarity on the title page.

2.4.2 This report will be submitted to the London Borough of Camden to inform the planning application.

2.5 Personnel

2.5.1 The project was led by Senior Ecologist Emily Bartlett, BSc (Hons) MSc ACIEEM, who has seven years of experience in ecological consultancy and is experienced at conducting habitat and protected species assessments.

2.5.2 Project supervision and review of the report was provided by Associate Ecologist Laura Grant, BSc (Hons) MCIEEM, who has been an ecological consultant for 15 years.

3 Methods

3.1 Desk Study

3.1.1 A desk study was carried out to identify:

- Internationally protected sites within the potential zone of influence of the site (minimum of 7km);
- Nationally protected sites within 5km of the site; and
- Non-statutory designated sites and records of protected or priority species within 1km of the site (central OS national grid reference TQ 28311 84306).

3.1.2 A 1km search radius for species and non-statutory designated sites is justified due to the small size of the site and small-scale development works being undertaken. It is thought highly unlikely that species or non-statutory sites outside this search zone would be affected by the project. A larger search radius is applied for internationally and nationally designated sites as these sites are protected to a higher level and can often be more sensitive to disturbance. These search distances are also based on industry standard guidance.

3.1.3 Sources consulted include:

- Greenspace information for Greater London (returned 23rd October 2022);
- MAGIC (www.magic.gov.uk) (accessed 31st January 2024); and
- Publicly accessible data from Natural England; and
- Local Planning Policy documents.

3.2 Preliminary Ecological Appraisal

3.2.1 A Preliminary Ecological Appraisal (PEA) was conducted on 9th November 2022 by Ecology by Design Ecologists Emily Bartlett and Kat Hale using standard techniques and methodologies (CIEEM, 2017) and the nomenclature of Stace (2019).

3.2.2 The PEA includes a survey of the habitats utilising the UK Habitat Classification System (Butcher *et al*, 2020). The DAFOR scale was used to provide a quick estimate of the relative abundance of plant species in a given area, where Dominant equates to >75% cover, Abundant is 51-75%, Frequent is 26-50%, Occasional is 11-25% and Rare is 1-10%. Species counts within a specific area were made where required to assess habitat condition. Weather conditions during the

survey were mild (13°C), breezy (wind 3 on Beaufort scale[1]) and with some cloud (cloud 3/8[2]). A map of the habitats within the site is included in Appendix 2.

3.2.3 Opportunities for or evidence of protected and priority species were also identified. Where potential impacts on features of ecological interest are identified, the PEA is extended to include an assessment of impact. Any further surveys required are outlined and recommendations are made for appropriate avoidance, mitigation, compensation and enhancement measures.

3.3 Ecological Impact Assessment (non-EIA)

3.3.1 Wherever potential impacts as a result of the proposals were identified, an Ecological Impact Assessment (EcIA) was undertaken. The function of the EcIA was to identify, quantify and evaluate the potential effects of the proposed development on designated sites, notable/protected habitats and species. The EcIA was informed by the desk study, PEA and survey work described in Sections 3.4 – 3.6 below and undertaken with reference to best practice guidelines (CIEEM, 2019) whereby:

- the scope of the EcIA was informed by a desk study and initial site survey;
- importance of ecological features within the site was established and ecological importance identified with reference to known criteria and geographic context where appropriate and available;
- assessment of potential impacts of the proposed development was made with reference to their significance and geographic context; and
- avoidance, mitigation, compensation and enhancement measures were identified and recommended as appropriate.

3.4 Preliminary Roost Assessment

3.4.1 An external and internal Preliminary Roost Assessment was conducted of all buildings at 100 Chalk Farm Road, on 9th November 2022 by Ecology by Design. The assessment was based on the guidance in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016) and government guidance (Gov.uk., 2015).

3.4.2 The survey was conducted by licensed bat ecologist Emily Bartlett (Level 1 Natural England licence 2019-43526-CLS-CLS) and Kat Hale.

[1] The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. 0- Calm, 1- Light air, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze etc.
[2] Cloud cover is measured using the system called oktas. The visible sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

3.4.3 The surveyors used a high-power torch (LEDLenser Lamp), 10x42mm close focusing binoculars and 3.8m telescopic ladder to inspect features of interest. All external areas of the buildings were inspected as well as internal areas. Evidence searched for included the presence of free hanging bats and bats within gaps and crevices, bat droppings, urine stains, rub marks, scratch marks and feeding remains. Where bat droppings were found a sample was collected to enable DNA analysis to identify the species at a future date, if required.

3.5 Ground Level Tree Roost Assessment

3.5.1 A ground level tree assessment was conducted by ecologists Emily Bartlett (Level 1 Natural England licence 2019-43526-CLS-CLS) and Kat Hale whilst conducting the habitat survey.

3.5.2 The surveyor used a high-power torch (LEDLenser Lamp) and 10x42mm binoculars to identify features of interest. Where possible, each aspect of the tree was inspected to identify features with potential to support roosting bats such as woodpecker holes, rot holes, splits, cracks, flaking bark and/or ivy cover. Where any evidence of use by bats such as droppings, staining or scratches around such features were present this was noted.

3.5.3 Each tree or cluster of trees was identified as having high, moderate, low or negligible suitability for roosting bats. Collins (2016) categorizes the suitability of trees for roosting bats as follows:

- Negligible = Negligible habitat features likely to be used by roosting bats.
- Low = A tree of sufficient size and age to contain potential roosting features but with none seen from the ground or features seen with only very limited roosting suitability.
- Moderate = A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
- High = A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

3.6 Biodiversity Impact Assessment

3.6.1 To calculate the net impact on biodiversity as a result of the proposals, the Statutory Biodiversity Metric Tool (DEFRA, 2023a) was completed in accordance with the accompanying user guide and technical supplements (DEFRA, 2023a). The Metric calculation was completed with baseline data from a site visit and proposals data from the proposed landscape scheme.

3.6.2 A site visit was undertaken to collect baseline data on the existing habitats and their condition within the site. In accordance with the Statutory Biodiversity Metric User Guide (DEFRA, 2023a) no specific minimum mappable unit was used; baseline data was collected on site on 9 November 2022 and digitised using Ordnance Survey mapping and Google satellite imagery in November 2022 at a scale of 1:150 using professional judgement, site notes and experience in cases where feature boundaries were not readily apparent.

3.6.3 Proposed habitats were manually digitised using an image file of BBUK Drawing Reference: 22226_SK240117 georeferenced using QGIS version 3.28.5 'Georeferencer' plugin in January 2024; the georeferenced raster file is available on request in various formats. Full details of the habitat classifications are outlined within the biodiversity metrics submitted alongside this report and accompanying GIS shapefiles available on request in various formats.

3.6.4 In order to avoid rounding errors, area and length values were entered into the Statutory Biodiversity Metric to the level of accuracy calculated by the QGIS 3.28.5 function $area/$length as a decimal ('real') number attribute.

3.6.5 Existing and proposed habitats were categorised based on the UK Habitats Classification Scheme (UKHab Ltd, 2023) and conditions were assessed in accordance with the accompanying guidelines for the Statutory Biodiversity Metric (DEFRA, 2023a).

3.7 Limitations/Constraints

3.7.1 The wildlife and wider ecological interest of a site can change. The report presented here is a statement of the findings of surveys carried out in November 2022. For the purpose of this report the results of site visits are discussed in the present tense. Any appreciable delay in making reference to this report or changes to the proposed development boundary may necessitate a re-survey.

3.7.2 The species information gained from local record centres is largely derived from data submitted from members of the public and volunteers. For this reason, it should be understood that the desk study may not provide an exhaustive list of all protected species that could occur in the local area.

3.7.3 It was not feasible to access the areas of introduced shrub and woodland however, these were surveyed from adjacent accessible land and due to the small scale of these habitat parcels this is not considered to pose a constraint to the assessment.

3.7.4 Weather conditions were suitable to conduct the surveys.

4 Results and Interpretation

4.1 Designated Sites

4.1.1 No internationally protected sites designated for ecological interest are located within 7km of the site. There is one nationally notified site located within 5km of the site, as detailed in Table 4.1.

Table 4.1: *Internationally classified / designated sites within 7km of the site and nationally notified sites within 5km*

Name and international reference	Distance and direction from site	Size and interest
Hampstead Heath Wood (1000124) SSSI[3]	2.78km NW	16.17ha; designated for sessile oak high forest woodlands and acidic flush. Dead limbs present for a number of species to occupy. Nationally rare Jewel Beetle here. Of botanical and entomological interest.

4.1.2 Eighteen non-statutory designated sites of ecological interest are located within 2km of the site, as detailed in Table 4.2.

Table 4.2: *Non-statutory sites within 2km of the site*

Name & Designation	Distance & direction	Details
London's canals (M006) SINC[4]	0.31km SE	189.66ha; canals of interest for aquatic flora and fauna. Of botanical and entomological interest.
Primrose Hill (CaBII05) SINC	0.50km SE	25.26ha; of interest for parkland with semi-improved neutral grassland, scattered trees, hedges and shrubbery. Of botanical and ornithological interest.
Chalk Farm Embankment and Adelaide LNR[5] (CaBI05)	*c.*0.59km W	0.92ha; of interest for railway embankment with scattered trees, secondary woodland, semi-improved neutral grassland, scrub and pond. Of botanical interest.
Adelaide (1475790) LNR	0.59km W	0.28ha; designated for meadow grassland, ponds, scrubland and some woodland.
London Zoo (WeBI05) SINC	0.61km S	15.31ha; of interest for parkland with scattered trees, semi-improved neutral grassland, and waterbodies with ecological enhancements such as nesting boxes and feeding stations for

[3] SSSI = Site of Special Scientific Interest (national designation, statutory)
[4] SINC = Site of Interest for Nature Conservation
[5] LNR = Local Nature Reserve

Name & Designation	Distance & direction	Details
		birds. Bats present. Of ornithological and entomological interest.
Regent's Park (M097) SINC	0.70km S	132.06ha; of interest for parkland with breeding bird populations, including a heronry. Of ornithological and entomological interest.
Rochester Terrace Gardens (CaL15) SINC	0.81km ENE	29.2ha; of interest for mostly non-native scattered trees and native shrubs and amenity grassland with wildflowers.
St Martin's Gardens (CaL18) SINC	0.85km SE	0.69ha; Of interest for parkland with semi-improved neutral grassland, scattered trees, hedges and shrubbery. Of botanical interest.
Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve (CaBI04) SINC	1.0km N	6.57ha; of interest for secondary woodland, semi-improved neutral grassland, hedges and pond. Woodland dominated by ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*). Some ancient woodland indicators present. Of botanical, ornithological and entomological interest.
Belsize Wood (1008761) LNR	1.18km NW	0.27ha; designated for woodland with a pond, and ecological enhancements including various insect houses, bird boxes and feeding areas. Of botanical and entomological interest.
St John's Wood Church Grounds (1009360) LNR	1.70km SW	1.99ha; designated for hedgerows, wildflower glade, thistle meadow and mixed woodland with log and compost piles present. Of botanical and entomological interest.
Camley Street Nature Park (1008823) LNR	1.73km SE	0.84ha; designated for parkland with a variety of species present, including bats. Of ornithological, amphibological, botanical, and ornithological interest.

Conclusion

4.1.3 It is considered that the notable features of the Local Wildlife Sites will not be impacted by the proposed development due the nature of the proposals along with the distance from the designated sites.

4.1.4 Natural England defines Impact Risk Zones (IRZs) around SSSI's and categories of development for local authorities to determine if they need to consult Natural England in regard to potential impacts upon them. The IRZ for which the site lies within is not considered to apply to the category of planning application proposed at the site and as such, the potential for impacts on the SSSI are considered unlikely.

4.2 Habitats

4.2.1 At the time of the survey (November 2022) the following habitats were recorded on site. Recorded habitats are described in Table 4.3 below; Photographs are included in Appendix 1, a habitat map is included in Appendix 2 and a full list of plant species recorded is included in Appendix 3.

Table 4.3: *Habitat types identified during the UK habitat survey*

Habitat type	Description
Introduced shrub	In the east of the site are two small areas of introduced shrub which cover approximately 0.02ha. The scrub areas are dominated by butterfly bush (*Buddleia davidii*) with common nettle (*Urtica dioica*), bramble (*Rubus fruticosus agg.*), ribwort plantain (*Plantago lanceolata*), ivy (*Hedera helix*) and nipplewort (*Lapsana communis*).
Other broadleaved woodland	In the south-east corner of the site is a small patch of trees covering approximately 0.03ha. The trees are growing in a dense formation with estimated DBHs[6] of 3cm to 7cm and there is minimal ground flora below. The trees include abundant poplar (*Populus* sp.) with frequent silver birch (*Betula pendula*), occasional holm oak (*Quercus ilex*) and ash (*Fraxinus excelsior*).
Developed land – Sealed surface	The site is dominated by two buildings, a multi-storey car park and areas of hardstanding which account for approximately 0.24ha of the site. There are incidental plants growing through cracks in the hardstanding including butterfly bush, herb Robert (*Geranium robertianum*) and dandelion (*Taraxacum officinalis* agg.). The buildings within the site were assessed as having negligible potential to support roosting bats however, the adjacent building to the west has low potential to support roosting bats. See *Preliminary Roost Assessment* below for descriptions.

Habitat Summary

4.2.2 The site is dominated by buildings and hardstanding which are no value in terms of ecology and biodiversity while the introduced shrub and trees are of limited value due to their small scale and urban nature. None of the habitats within the site meet the criteria for habitats of principal importance under the NERC[7] Act 2006 (Maddock, 2011).

Biodiversity

4.2.3 Completion of Statutory Biodiversity Metric Calculation Tool provides a baseline biodiversity value of 0.15 habitat units and a post development value of 0.52 habitat units, indicating an increase of +0.37 habitat units, or the equivalent to +237.12%.

[6] DBHs = Diameters at Breast Height
[7] NERC Act 2006 = Natural Environment and Rural Communities Act 2006

4.2.4 The metric indicates the trading rules have been failed as the loss of 0.10 habitat units of broadleaved woodland requires the same broad habitat or a habitat of higher distinctiveness to be created as compensation, see Biodiversity Impact Assessment report for full details (Ecology by Design, 2024).

Conclusion

4.2.5 The site includes a range of habitats which are of benefit to local biodiversity and wildlife and is considered to be 'Negligible' importance in accordance with the criteria in Appendix 4.

4.3 Species

4.3.1 The results of the preliminary ecological appraisal and desk study are presented together in Table 4.4 below. Relevant legislation and policy is referred to as appropriate and further details are provided in Section 6. The site does not contain or lie adjacent to any watercourses or significant aquatic features; as such, the following aquatic fauna have been scoped out and will be considered no further by this report:

- otter (*Lutra lutra*);
- water vole (*Arvicola amphibius*);
- white-clawed crayfish (*Austropotamobius pallipes*); and
- fish (all species).

Table 4.4: *Presence of or potential for protected / notable / invasive species within the site and local area*

Species	Protection or Status *	Presence/potential at the site
Bats	EPS[8]. Some species are also SPIs[9]. W&CA 1981[10] Sch5[11]	486 records of at least five bat species within 1km of the site were returned in the desk study including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), and serotine (*Eptesicus serotinus)* bats. The nearest of these records was a pipistrelle recorded 0.44km east of the site. A search of MAGIC returned four granted European Protected Species Licences (EPSL) for bats within 2km. The closest of these was 0.99km south-east in 2012, for the destruction of a resting place for common and soprano pipistrelle. The trees and scrub are likely to provide foraging opportunities for common species of bats while the railway line immediately to

[8] EPS = European Protected Species under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended)
[9] SPI = Species of Principal Importance under Section 41 of the NERC Act 2006
[10] W&CA 1981 = Wildlife and Countryside Act 1981 (as amended)
[11] Sch5 = Schedule 5 Animals which are Protected (W&CA 1981)

Species	Protection or Status *	Presence/potential at the site
		the south could provide a dark corridor for commuting and foraging. The buildings within the site were assessed as having negligible potential to support roosting bats however, the building bordering the west of the site was assessed as having low potential to support roosting bats. See *Preliminary Roost Assessment* below **Potential adverse impacts, further consideration required.**
Dormouse *(Muscardinus avellanarius)*	EPS. SPI. W&CA 1981 Sch5	No records of the species were returned during the desk study. The site has some scrub which could provide suitable habitat for dormouse however, it is suboptimal due to its very small scale and urban nature. The site also has poor habitat connectivity therefore it is considered that dormouse are likely absent. **No adverse impacts likely.**
Great crested newt (*Triturus cristatus*)	EPS. SPI. W&CA 1981 Sch5	No records of GCN were returned within the desk study and a search of MAGIC returned no protected species licences for great crested newt within 1km of the site. There are no ponds on site or within 500m of the site however, a canal is located approximately 290m south-east of the site. The scrub within the site provides suitable habitat for the species however, due to its small scale and poor connectivity to further suitable terrestrial habitat and waterbodies for breeding it is considered that newts are likely absent from the site. **No adverse impacts likely.**
Badger (*Meles meles*)	Protection of Badgers Act 1992.	No records of badger were returned by the desk study. No evidence of badger such as runs, setts or latrines were observed within the site. Some areas of introduced shrub which could provide opportunities for badger were not accessible, however, due to their scale and location it is considered highly unlikely that any badger setts are present within these areas. **No adverse impacts likely.**
Nesting birds	W&CA 1981 Sch1[12] / Sch5	Over 2,246 records of 49 bird species were returned by the desk study, comprising a mix of species typical of urban, arable, wetland and woodland habitat. There are opportunities for foraging and nesting birds within the trees and scrub on site as well as on the roofs of the buildings. **Potential adverse impacts likely, further consideration required.**
Hedgehogs	W&CA 1981 SPI	241 records of hedgehog were returned during the desk study. The closest of these was 0.47km west in 2021. Hedgehogs may hibernate and forage within the scrub in the east of the site. Although the railway line could provide a suitable foraging and commuting corridor the site is separated by a wall or fence along the southern boundary. **Potential adverse impacts likely, further consideration required.**

[12] Sch1 = Schedule 1 Birds which are Protected by Special Penalties (W&CA 1981)

Species	Protection or Status *	Presence/potential at the site
Reptiles	W&CA 1981 Sch5	No reptile records were returned within the desk study. The introduced shrub within the site provides suitable habitat for common species of reptile although suboptimal due to its small scale, high levels of shade, lack of refugia and poor habitat connectivity. It is considered that reptiles are likely absent from the site. **No adverse impacts likely.**
Brown Hare (*Lepus europaeus*)	SPI	No records of brown hare were returned in the desk study and the habitats within the site are unsuitable for the species. it is considered that brown hare are likely absent from the site. **No adverse impacts likely.**
Common toad (*Bufo bufo*)	SPI	18 records of the species were returned during the desk study. The closest of these was 0.36km south of the site between 2001 and 2002. There are no ponds on site or within 500m of the site as suitable breeding habitat for toads. The scrub habitats within the site may be used by foraging and resting individuals. **Potential adverse impacts likely, further consideration required.**
Invertebrates	EPS. SPIs.	287 records of at least 41 invertebrate species were returned in the desk study. The closest of these was jersey tiger moth (*Euplagia quadripunctaria*) 0.27km north-east of the site. The scrub within the east of the site provides suitable habitat for species of invertebrates, however, it is of limited value due its limited scale and urban nature. **No adverse impacts likely.**
Protected plants	W&CA 1981 Sch8[13]	40 records of 22 protected species of plant species were returned during the desk study dated between 1999 and 2019 with the closest record was of garden angelica (*Angelica archangelica*) located *c*. 0.28km SE of the site. No protected plant species were recorded within the site and it is considered unlikely that the site supports protected plant species. **No adverse impacts likely.**
Invasive species	W&CA 1981 Sch9[14]	473 records of at least 28 invasive species were returned by the desk study. These records included invasive species such as Japanese Knotweed (*Reynoutria japonica*), ring-necked parakeet (*Psittacula krameri*) and cotoneaster (*Cotoneaster spp.*). No invasive species were noted within the site during the site visit in November 2022. **No adverse impacts likely.**

[13] Sch8 = Schedule 8 Plants which are Protected (W&CA 1981)

[14] Sch9 = Schedule 9 Animals and Plants to which Section 14 Applies (W&CA 1981)

4.4 Preliminary Roost Assessment

4.4.1 All accessible buildings were inspected externally and internally for evidence of roosting bats and potential to support roosting bats. Descriptions of the buildings, evidence located and assessment of potential are provided in table 4.5 below.

Table 4.5: *Suitability of buildings for roosting bats and summary of roosts found*

Building Reference	Description	Assessment
B1 	A five-storey former office building which is currently vacant. The ground floor has brick cavity walls while the upper storeys are comprised of metal cladding with multiple windows on all elevations. There is a single storey section to the west with brick walls and a flat bitumen felt roof. The five-storey section has no loft spaces and has a flat bitumen felt roof with a parapet wall. The brickwork, mortar and metal cladding are in a good state of repair with no weep holes noted.	Negligible
B2 	A three-storey structure of similar construction to B1 and adjoined by a single storey section. Brickwork, mortar and metal cladding are generally in a good state of repair with no notable gaps within the structure. The building has a flat bitumen felt roof with no loft void present.	Negligible
B3 	There is a two-storey car park in the east if the site with brick walls. The car park has concrete floors and a concrete ceiling. The lower storey is open on several sides. The brickwork and concrete are generally in a good state of repair and the structure is well ventilated with notable cracks or crevices suitable for roosting bats.	Negligible
The Roundhouse 	Offsite and abutting the western boundary is the wall of The Roundhouse. A number of holes were noted within the brick wall abutting the site boundary. There is a wooden soffit box running around the building with gaps between the wall and soffit as well as holes/gaps within the soffit box.	Low

4.5 Ground Level Tree Roost Assessment

4.5.1 There are a number of trees within the small patch of woodland in the south-east corner of the site. The trees comprised poplar, ash, holm oak and silver birch which are relatively immature and growing in dense formation. It was not possible to access the area, and the area is too densely vegetated to enable assessment from the ground within the area of trees. However, the trees were inspected in so far as was possible from adjacent land. No potential roosting features were visible from the west and north of the parcel of trees and due their densely packed formation, creating a highly cluttered environment, and relative immaturity along with

the highly urban environment it is considered that the trees within the south-east of the site have negligible potential to support roosting bats.

4.6 Species Conclusion

4.6.1 The Roundhouse has low potential to support roosting bats.

4.6.2 Bats are likely to forage and commute within the site particularly around the trees and introduced shrub while the railway line to the south could provide a dark corridor for foraging and commuting.

4.6.3 The trees, shrubs and rooftops of the buildings within the site provide suitable habitat for nesting birds.

4.6.4 There is suitable habitat to support hedgehog and common toad which have potential to forage and find refuge within the woodland and introduced shrub.

4.6.5 In accordance with the criteria in Appendix 5 the site is considered to be of 'Negligible' value as is could support relatively common and widespread species at a local level.

5 Potential Impacts and Recommendations

5.1 Introduction

5.1.1 This section presents the potential impacts and subsequent recommendations for the proposed development at the site.

Adoption of the Mitigation Hierarchy

5.1.2 In accordance with the National Planning Policy Framework (NPPF) (see Section 6) and British Standard 42020:2013 'Code of Practice for Planning and Development' (BSI Standards Limited, 2013), the 'Mitigation Hierarchy' has been adopted at the site with regards to the potential ecological impacts of the proposals. The mitigation hierarchy outlines a stepwise process as follows:

- **Avoidance** – as a first option, adverse impacts should be avoided through good design, such as retaining and safeguarding important ecological features wherever practicable;
- **Mitigation** – where unavoidable, adverse impacts should be reduced as much as possible, such as reducing land-take of important habitats;
- **Compensation** – where residual effects remain, compensation should be secured to offset adverse impacts, such as through compensatory habitats creation; and
- **Enhancement** – opportunities for net gains in biodiversity should be explored and included wherever appropriate.

5.2 Designated Sites

Potential Impacts

5.2.1 It is considered that the notable features of the locally designated sites and nationally notified site will not be impacted by the proposed development due the nature of the proposals and/or distance from the designated sites.

5.3 Habitats

Potential Impacts

5.3.1 The proposals will result in the loss of introduced shrub and a small area of woodland which are of value in terms of ecology and biodiversity. The landscaping for the site includes a mix of introduced shrub, green roof, trees and green wall which will increase the biodiversity value of the site.

5.4 Protected Species

5.4.1 Species for which potential impacts are not considered likely to occur as a result of the proposed development are outlined alongside justification in Table 4.4 above; these are excluded from further assessment. The following sections focus on those ecological features likely to be significantly affected (adverse or beneficial) only.

Bats

5.4.2 The Roundhouse abutting the west of the site has low potential to support roosting bats. Construction adjacent to The Roundhouse has the potential to obstruct and/or disturb any potential bat roosts which could be present on the eastern elevation of the building.

5.4.3 The habitats within the site are likely to provide foraging and commuting opportunities for bats, although of limited value to their scale, while the railway line to the south could provide a corridor for foraging and commuting bats. Increased levels of artificial light can cause disturbance to bats. Though several bat species can take advantage of artificial lighting systems for foraging, feeding off the insects they attract, other species avoid them as foraging within an illuminated area increases the risk of predation by nocturnal birds of prey or even domestic cats. If lighting is intensive and widespread, particularly lighting from lamps, which emit UV light (such as mercury vapour); it can deter some bats from utilising the site and in some instances can act as a barrier across commuting lines. Research has also shown that certain types of artificial lighting have been proven to disturb the emergence patterns of bats when they are placed within the vicinity of entrances to a bat roost.

5.4.4 **Recommendation R1:** A buffer zone will be maintained during construction where works (including storage of materials and scaffolding) will not take place and no building undertaken or obstructions created. The buffer zone will extend for 5m in width, starting from 2.5m above the ground (as the potential roosting features are located above this).

5.4.5 **Recommendation R2:** Any lighting for the development will need to be designed sensitively in accordance with industry standard guidance (BCT & ILP, 2023) and the following principles will need to be adopted:

- Maintaining dark corridors along the site boundaries, particularly along the southern site boundary;
- Not illuminating The Roundhouse on the sites west boundary;
- Not illuminating planted or retained trees;
- Where lighting is required, ensuring:

- Light levels are less than 3 Lux;
- LED luminaires with a warm white spectrum ideally <2700 Kelvin (to avoid blue / UV elements);
- Bollard or low-level downward directional luminaires are used and mounted on the horizontal (with no upward tilt); and
- Security lighting, if required, is motion-activated with short (1 minute) timers.

Birds

5.4.6 The trees, scrub and buildings within the site could support nesting bird species and vegetation clearance could result in the destruction of active wild bird nests.

5.4.7 **Recommendation R3:** Any wild birds' nests are protected whilst in use. If any active wild birds' nests are found prior to vegetation clearance or building demolition, then these must be left alone until they cease to be in use. Ideally, works to suitable nesting habitat/features should be scheduled to avoid the bird nesting season (March to August inclusive). Should such works take place during March-August inclusive, they must be immediately preceded by a check for any active nests by a suitably qualified ecologist. Any active nests identified during works (regardless of time of year) would need to be protected and left with a suitable buffer (to be defined by the ecologist) until the nest is no longer active.

Hedgehogs and common toad

5.4.8 There is suitable habitat for hedgehogs and common toad which could be killed or injured during the construction works on site.

Recommendation R4: Detailed proposals should include measures to safeguard wild animals should they enter the site during construction works, and to discourage wild animals from entering the site. This can be achieved by implementing the following standard mitigation measures:

- trenches or pits left overnight should be provided with a means of escape for wild animals should they enter such as a collapsed edge or a flat roughened stable plank (no steeper than 45°) acting as a ramp to the surface;
- pipes should be capped off overnight to prevent animals entering and becoming trapped; and
- all trenches and pits will be inspected each morning to ensure no wild animals have become trapped overnight. Should a badger become trapped in a trench it will likely dig itself into

the side of the trench. Should a trapped badger be encountered, a suitably qualified ecologist should be contacted immediately for further advice.

5.5 Enhancements

5.5.1 In line with planning policy, which requires developments to enhance the site for wildlife, a number of enhancements will be included within the design plans (example specifications are included in Appendix 6).

Recommendation R5: In order to enhance the local area for wildlife ecological features will be created/installed around or adjacent to the site. Once the design and landscaping plans for the site have been defined, the exact specification and number of enhancements will be reviewed however, it is recommended that some or all of the following enhancements should be incorporated within the design, where appropriate, including:

- Two Woodcrete / woodstone bat boxes will be integrated into the design of new buildings or affixed to retained buildings or trees following construction.
- Four Woodcrete / woodstone bird boxes will be integrated into the design of new buildings or affixed to retained buildings or trees following construction. Specified boxes should target local notable species which are likely to occur within the area such as starling (*Sturnus vulgaris*), swift (*Apus apus*) and house sparrow (*Passer domesticus*).
- Two Woodcrete / woodstone insect nest boxes will be installed on south-facing walls or trees in a sheltered location within the site to enhance the site for invertebrates.

6 Relevant Legislation and Policy

6.1 Exit from European Union

Various pieces of UK wildlife legislation are subject to a draft amendment at the time of writing by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. These include the Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017 (as amended), the Conservation of Offshore Marine Habitats and Species Regulations 2017 and the Offshore Petroleum (Conservation of Habitats) Regulations 2001.

The amendments prescribed by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 allow existing protections afforded by current wildlife legislation and transposed EC Council Directives to continue following the UK's exit from the European Union.

6.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in December 2023 (DLUHC, 2023) thereby replacing the older version of September 2023. The new framework sets out in section 15 that planning policies and decisions should contribute to and enhance the natural and 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 (Para 180).

To protect and enhance biodiversity and geodiversity (Para 185), plans should:

- identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles (Para 186):

- 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 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;

- 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; 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.

The following should be given the same protection as habitats sites (Para 187):

- 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.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (Para 188).

6.3 Natural Environment and Rural Communities (NERC) Act 2006 – Habitats and species of principal importance (England)

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act require the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England as required by the Act. In accordance with the Act the Secretary of State keeps this list under review and will publish a revised list if necessary, in consultation with Natural England.

The S41 list is used to guide decision-makers such as public bodies, including local authorities and utilities companies, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions, including development control and planning. This is commonly referred to as the 'Biodiversity Duty.'

Guidance for public authorities on implementing the Biodiversity Duty has been published by Defra. One of the key messages in this document is that 'conserving biodiversity includes restoring and enhancing species populations and habitats, as well as protecting them.' In England the administration of the planning system and licensing schemes are highlighted as having a 'profound influence on biodiversity conservation.' Local authorities are required to take measures to "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species. The guidance states that 'the duty aims to raise the profile and visibility of biodiversity, clarify existing commitments with regard to biodiversity, and to make it a natural and integral part of policy and decision making.'

In 2007, the UK Biodiversity Action Plan (BAP) Partnership published an updated list of priority UK species and habitats covering terrestrial, freshwater and marine biodiversity to focus conservation action for rarer species and habitats in the UK. The UK Post-2010 Biodiversity Framework, which covers the period from 2011 to 2020, now succeeds the UK BAP. The UK priority list contained 1150 species and 65 habitats requiring special protection and has been used as a reference to draw up the lists of species and habitats of principal importance in England.

In England, there are 56 habitats of principal importance and 943 species of principal importance on the S41 list. These are all the habitats and species found in England that were identified as requiring action in the UK BAP and which continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework.

6.4 Local Planning Policy

Greater London Authority

The London Plan 2021 was adopted in March 2021 and contains the following relevant policy.

Policy G6 Biodiversity and access to nature

A. Sites of Importance for Nature Conservation (SINCs) should be protected.

B. Boroughs, in developing Development Plans, should:

1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them

3) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans
4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

C. Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:
    1) avoid damaging the significant ecological features of the site
    2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site
    3) deliver off-site compensation of better biodiversity value.

D. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

E. Proposals which reduce deficiencies in access to nature should be considered positively.

The London Borough of Camden

The Camden Local Plan 2017 was adopted on 3rd July 2017 (.

Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;

b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;

c. seek the protection of other features with nature conservation value, including gardens, wherever possible;

d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;

e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;

f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;

g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;

h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and

i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;

k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;

l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;

m. expect developments to incorporate additional trees and vegetation wherever possible.

6.5 Protected Species

European Protected Species (EPS)

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

"European protected species" (EPS) of animal are those which are shown on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). They are subject to the provisions

of Regulation 43 of those Regulations. All EPS are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

a) intentionally or deliberately capture, injure or kill any wild animal included amongst these species;
b) possess or control any live or dead specimens or any part of, or anything derived from these species;
c) deliberately disturb wild animals of any such species;
d) deliberately take or destroy the eggs of such an animal; or
e) intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place.

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

a) to impair their ability—
    i. to survive, to breed or reproduce, or to rear or nurture their young; or
    ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
b) to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogated) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended), a licence can only be issued where the following requirements, known as the "Three Tests", are satisfied:

1. The proposal is necessary 'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'
2. 'There is no satisfactory alternative'
3. The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Definition of breeding sites and resting places

Guidance for all European Protected Species of animal, including bats and great crested newt, regarding the definition of breeding and of breeding and resting places was previously provided by The European Council (EC) which has prepared specific guidance in respect of the interpretation of various Articles of the EC Habitats Directive. Section II.3.4.b) provides definitions and examples of both breeding and resting places at paragraphs 57 and 59 respectively. This guidance states that 'The provision in Article 12(1)(d) [of

the EC Habitats Directive] should therefore be understood as aiming to safeguard the ecological functionality of breeding sites and resting places.' Further the guidance states: 'It thus follows from Article 12(1)(d) that such breeding sites and resting places also need to be protected when they are not being used, but where there is a reasonably high probability that the species concerned will return to these sites and places. If for example a certain cave is used every year by a number of bats for hibernation (because the species has the habit of returning to the same winter roost every year), the functionality of this cave as a hibernating site should be protected in summer as well so that the bats can re-use it in winter. On the other hand, if a certain cave is used only occasionally for breeding or resting purposes, it is very likely that the site does not qualify as a breeding site or resting place.' Whilst England is no longer part of the European Union it is assumed such guidance remains valid until new UK guidance is published.

Birds

All nesting wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to disturb them whilst they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

The Conservation of Habitats and Species Regulations 2017 (as amended) places duties on competent authorities (including Local Authorities and National Park Authorities) in relation to wild bird habitat. These provisions relate back to Articles 1, 2 and 3 of the EC Directive on the conservation of wild birds (2009/147/EC, 'Birds Directive') (Regulation 10 (3)) requires that the objective is the 'preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat, as appropriate, having regard to the requirements of Article 2 of the new Wild Birds Directive…' Regulation 10 (7) states: 'In considering which measures may be appropriate for the purpose of security or contributing to the objective in [Regulation 10 (3)] Paragraph 3, appropriate account must be taken of economic and recreational requirements'.

In relation to the duties placed on competent authorities under the 2017 Regulations (as amended), Regulation 10 (8) states: 'So far as lies within their powers, a competent authority in exercising any function [including in relation to town and country planning] in or in relation to the United Kingdom must use all reasonable endeavours to avoid any pollution or deterioration of habitats of wild birds (except habitats beyond the outer limits of the area to which the new Wild Birds Directive applies).'

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Appendix 1 – Photographs

Photo 1: East elevation of building B1

Photo 2: North-west elevation of building B1

Photo 3: Looking north-west at buildings B2 (left) and B1 (right)

Photo 4: Building B3

Photo 5: Mixed scrub and small patch of woodland in the east of the site

Photo 6: Incidental plants including butterfly bush within the site

Photo 7: The Roundhouse building to the west of the site

Photo 8: Gaps within the soffit of The Roundhouse

Photo 9: Holes within the wall of The Roundhouse which borders the site

Appendix 2 – Figures

Figure 1: UK Habitats map

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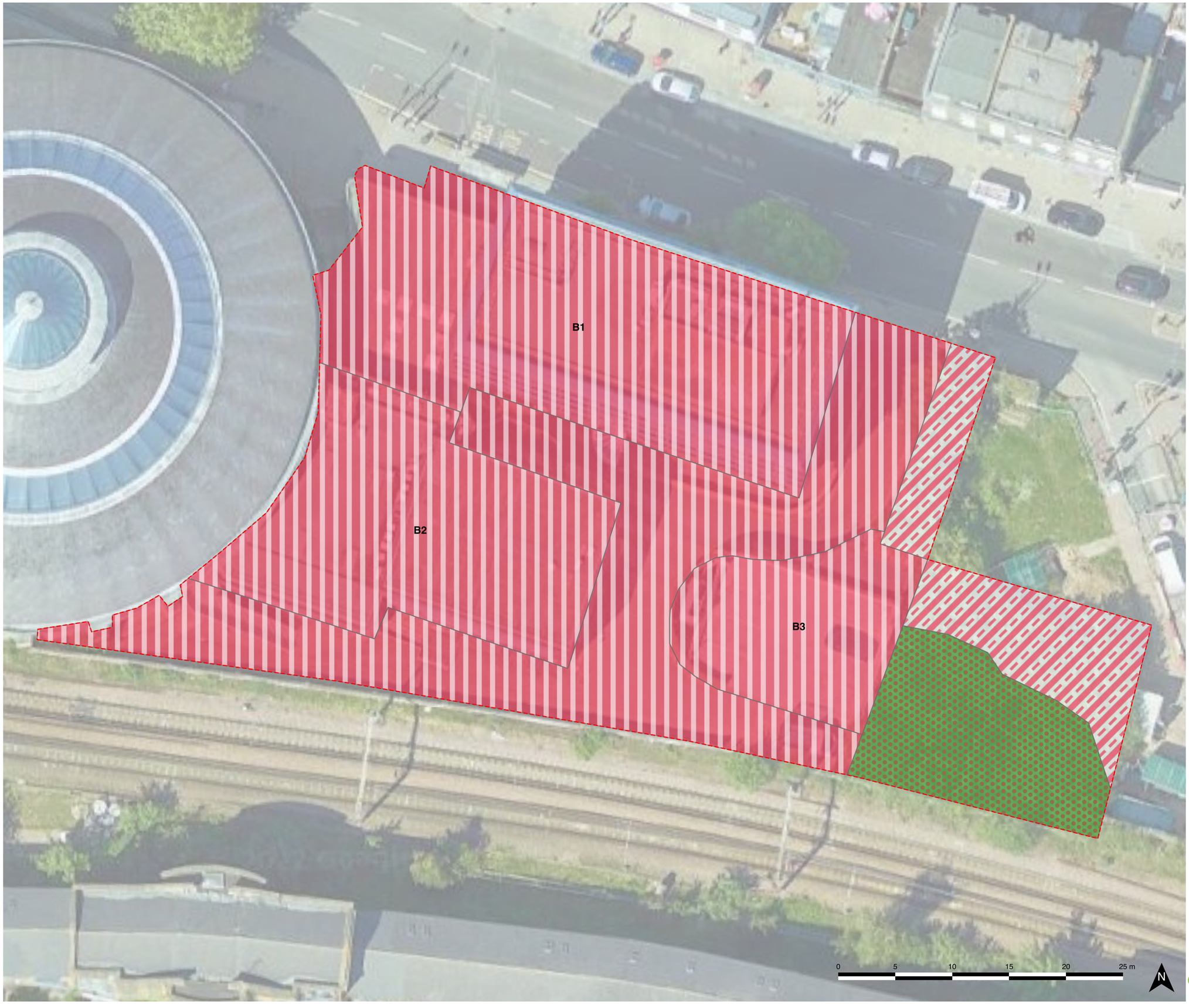

LEGEND

Site boundary (0.29 ha)

UK Habs Habitats

u1(1160) - introduced shrub (0.02 ha)

u1b - developed land; sealed surface (0.24 ha)

w1g - other woodland -broadleaved (0.03 ha)

Location (1:10,000):

Project:

100 Chalk Farm Road

Client:

Regal London

Drawing Title:

UK Habitats Map

Drawing No.: EBD_2653_DR001

Scale (@A3): 1:315.524318

Central Eastings, Northings: 528306, 184306

Date Drawn: 28/11/2022

Drawn by: EB

Approved by: BG

ecologybydesign

Hampden House, Monument Park, Chalgrove, Oxon, OX44 7RW

t: 01865 893346
e: hello@ecologybydesign.co.uk
w: www.ecologybydesign.co.uk

Appendix 3 – Plant Species List

Common Name	Latin
Silver birch	*Betula pendula*
Butterfly bush	*Buddleia davidii*
Ash	*Fraxinus excelsior*
Herb Robert	*Geranium robertianum*
Ivy	*Hedera helix*
Nipplewort	*Lapsana communis*
Ribwort plantain	*Plantago lanceolata*
Poplar	*Populus* sp.
Holm oak	*Quercus ilex*
Bramble	*Rubus fruticosus agg.*
Dandelion	*Taraxacum officinalis* agg.
Common nettle	*Urtica dioica*

Appendix 4 – Definitions of the level of Habitat Value

Geographic level of Value	Examples
International value	Ramsar Sites, Special Protection Areas, Biosphere Reserves, Special Areas of Conservation. Sites supporting populations of internationally important species.
National value	SSSIs or non-designated Sites meeting SSSI selection criteria, NNRs, Marine Nature Reserves, NCR Grade 1 Sites. Sites containing viable areas of key habitats identified in the UK Biodiversity Action Plan.
Regional value	Sites containing viable areas of threatened habitats listed in a Regional BAP (or some Natural Areas), comfortably exceeding SINC criteria, but not exceeding SSSI criteria.
County / Metropolitan	Sites meeting the criteria for county or metropolitan designation (SINC, CWS, etc.). Ancient semi-natural woodland, LNRs or viable areas of key habitat types listed in county BAPs/Natural Areas.
District / Borough	Undesignated Sites or features considered to appreciably enrich the habitat resource in the District or Borough.
Parish / Neighbourhood	Undesignated Sites or features which appreciably enrich the habitat resource within the Parish or Neighbourhood.
Negligible value	Low grade and widespread habitats.

Appendix 5 – Definitions of the level of Species Value

Geographic level of Value	Examples
International	Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP. A regularly occurring, nationally significant population/number of any internationally important species.
National	Any regularly occurring population of a nationally important species which is threatened or rare in the region or county (see local BAP). A regularly occurring, regionally or county significant population/number of any nationally important species.
Regional	Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation; A regularly occurring, locally significant number of a regionally important species.
County/ Metropolitan	Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan "red data book" or BAP on account of its regional rarity or localisation; A regularly occurring, locally significant number of a County/Metropolitan important species.
District / Borough	A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation; A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle.
Parish / Neighbourhood	Species that are not threatened but are valued at a local level on intrinsic appeal.
Negligible	Common or widespread species.

Appendix 6 – Proposed Enhancements

Products	Description
	**Vivara Pro Build-in WoodStone Bat Box (or similar)** Woodstone is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and maintains a consistent temperature inside, providing excellent insulation for roosting bats. https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box
	**Vivara Pro Seville 32mm WoodStone Nest Box (or similar)** These attractive nestboxes are manufactured from WoodStone which is a mix of concrete and FSC certified wood fibres. These boxes will not rot away or deteriorate and are guaranteed for 10 years. These nest boxes have a removable front panel for easy cleaning. https://www.nhbs.com/vivara-pro-seville-32mm-woodstone-nest-box
	**Schwegler Clay and Reed Insect Nest (or similar)** A woodcrete/woodstone surrounded insect nest suitable for sunny, sheltered locations. The different sections provide a range of habitats to suit varying types of invertebrates. http://www.nhbs.com/title/181090/schwegler-clay-and-reed-insect-nest