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PRELIMINARY ECOLOGICAL ASSESSMENT (INC. INITIAL BAT)

BMD.24.0137.RPE.P1.001
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Declaration of compliance with professional code of ethics or conduct

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.

Every reasonable attempt has been made to comply with the relevant best practice guidelines, including BS42020:2013 (Biodiversity: Code of Practice for Planning and Development) and, where applicable, BS8683:2021 (Biodiversity Net Gain – Designing and Implementing).

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EXECUTIVE SUMMARY

Client Hampstead Asset Management Ltd
Consultant Bradley Murphy Design Ltd.

SITE

Location..... 14 Blackburn Road, West Hampstead, London, NW6 1RZ
National Grid Reference... Approx. centre TQ 25615 84684
Over-view The Site comprises a number of commercial units and associated hardstanding, with a single small tree and buddleia to the northeast corner.
Landscape context The Site is located within West Hampstead, London. The wider landscape context beyond is largely urban and industrial with the centre of London to the south-east.

Proposed works..... Redevelopment of 14 Blackburn Road, London, NW6 1RZ ('the site') for a mixed-use development comprising student housing, affordable C3 self-contained housing and ground floor commercial space ('the proposed development').
The proposed development would deliver:
•x192 student rooms,
•x35 affordable homes (C3);
•x1,619sqm of ground floor commercial floorspace to provide a new and enhanced business space that could re-provide space for the builders' depot; and
•Ground floor café space
Planning stage..... Full Planning Application

ECOLOGICAL BACKGROUND

General..... A Preliminary Ecological Appraisal was undertaken by BMD in 2022 (Ref:BMD.22.0068.RPE/P1.801). The Site was recorded to be of low ecological value, with no change since the updated assessment.

SURVEY

Objectives.....
1. To provide an ecological baseline, including nature conservation value, of the Site with a focus on habitats and potential for protected and notable species.
2. To identify the need and level of more detailed species-specific surveys for a planning application.
3. To guide the initial stages of master planning and indicative mitigation required to ensure net biodiversity gain is achieved and favourable conservation status of species utilising the site as a result of the proposed development.
4. To provide specialist advice and make appropriate recommendations to ensure compliance with wildlife law and recognised best practice.
Approach Desk based assessment using online resources, including the *MAG/C* database, and data from the Local Biological Record Centres (Greenspace Information for Greater London (GiGL)).
Habitat assessment – based on JNCC Phase 1 Habitat Survey, presented as UK Habitat Classification.
Evaluation of habitat condition based on the Statutory Biodiversity Metric.
Date..... 10th December 2024
Results The Site is approximately 0.24ha and comprises a number of commercial units with associated hardstanding surrounding and a single small tree and buddleia. The Site has the potential to support the following Protected and Notable Species:
• Bats; and
• Nesting birds
Conclusions..... The main aim of this report is to provide an initial assessment of the ecological interest of the Site.
Overall, the Site has the potential to provide habitat and foraging opportunities for protected and notable fauna such as, bats and birds through the buildings on Site. Generally, the Site is of low ecological value with some potential habitat to support protected and notable species. No further surveys are necessary. No signs of bats or nesting birds were recorded and all buildings on Site were determined to have 'negligible' bat roosting potential.

RECOMMENDATIONS

Initial opportunities for enhancement and creation which may result in a biodiversity net gain are provided.

CONTENTS

1.	INTRODUCTION	1
1.1	Background Information	1
1.2	Proposed Development	1
1.3	Site Context	1
1.4	Ecological Context	2
1.5	Compliance with Policy, Guidance and Legislation	3
2.	APPROACH	4
2.1	Introduction	4
2.2	Desk Study	4
2.3	Extended Phase 1 Habitat Survey	4
2.4	Initial Bat Scoping Assessment	6
2.5	Limitations	7
2.6	Evaluation and Review	7
3.	RESULTS	8
3.1	Desk Study	8
3.2	Extended Phase 1 Habitat Survey: Habitats	14
3.3	Bat Assessment: Landscape Habitat Review	15
3.4	Structure Assessment	16
4.	EVALUATION	23
4.1	Introduction	23
4.2	Habitats	23
4.3	Species	23
4.4	Legal and Policy Implications	26
4.5	Opportunities for Achieving Biodiversity Gain	27
5.	RECOMMENDATIONS	28
5.1	Surveys	28
5.2	Mitigation	28
6.	CONCLUSIONS	31
7.	REFERENCES AND BIBLIOGRAPHY	32
8.	GLOSSARY	34
8.1	Scientific Terms and Acronyms	34
8.2	Scientific Names	35

APPENDICES

	SITE PLAN	II
	SITE PHOTOGRAPHS	III
A.	POLICY, LEGISLATION AND GUIDANCE	IV
A.1	Overview	iv
B.	ASSESSMENT METHODOLOGIES	V
B.1	Desk Study	v
B.2	Extended Phase 1 Habitat Survey	vi
B.1	Initial Bat Scoping Assessment	vi
B.3	Evaluation	vii
C.	METADATA, SURVEY CONDITIONS AND LIMITATIONS	X
C.1	Metadata	x
C.2	Survey Conditions	x
C.3	Limitations Review	xi
D.	DESK STUDY SCOPING EXERCISE	XII
E.	DETAILED SURVEY RESULTS	XV

TABLES AND FIGURES

Table 1.1	Summary of roosting opportunities on Site important to different bat species that have potential to occur on Site based on their geographical range (adapted from Collins, 2023)	3
Table 2.1	Geographical extent of study	4

Table 2.2 Desk study data sources	6
Table 3.1 Statutory designated sites of nature conservation importance within 2 km of the Site	8
Table 3.2 Non-statutory designated sites of nature conservation importance within 1 km of the Site as depicted by GiGL	9
Table 3.3 Development bat license applications within 5 km of the Site identified during the data search	11
Table 3.4 Protected species recorded within 1 km (2 km for bats) of the Site (as provided by GiGL, 19/12/2024)	12
Table 3.5 Notable species recorded within 1 km of the Site (as provided by GiGL, 19/12/2024)	14
Table 3.6 Habitat review for its potential value for bats within 5 km of the Site	15
Table 3.7 Summary of structure assessments on 25/11/2024 in relation to the value to bats	18
Table 4.1 provides a summary of the nature conservation importance of habitats within the Site. ..	23
Table 4.2 Summary of protected and notable species (including non-native invasive species) considered in this assessment	26
Table 4.3 Legal and policy implications of developing the Site	27
Table 8.1 Scientific names of species mentioned within this report	35
Table A1.1 Overview of species/species groups relevant to the current proposals and associated legislation and policy	iv
Table A1.2 Relevant species legislation for development at the Site	iv
Table B3.1 Categories for determining bat foraging/commuting suitability	viii
Table B3.2 Categories for determining bat roost suitability	viii
Table D1.1 Statutory nature conservation sites within 2 km of the Site (extending to 5 km for European designated sites)	xii
Table D1.2 Priority (and notable) habitats within 1 km of the Site	xii
Table D1.3 European Protected Species license applications within 1 km and 5 km (bats) of the Site. NB excluding GCN, see Table D1.4.	xiii
Table D1.4 Great crested newt data within 1 km of the Site	xiv
Table D1.5 Notable fauna in relation to the Site	xiv

1. INTRODUCTION

Background Information

1.1

1.1.1

Bradley Murphy Design (BMD) have prepared this report on behalf of Hampstead Asset Management Ltd in November 2024. An Ecological Assessment was undertaken of a Site hereafter referred to as 'the Site' at 14 Blackburn Road, West Hampstead, London, NW6 1RZ. The Site is centred on national grid reference: TQ 25615 84684. A plan depicting the Site's location is provided in Site Plan Appendix.

1.1.2

The following assessments were completed in November and December 2024:

- Desk based assessment;
- Habitat survey; and
- Initial assessments of structures.

1.1.3

This report presents the approach, results and evaluation of the assessments and survey undertaken at the Site in order to determine the ecological baseline and nature conservation value of the Site. The data will:

- Enable the identification of the need for and level of more detailed species-specific surveys where required.
- Enable potential ecological constraints to the proposed development to be identified; and
- Further guide the scheme proposals to ensure that net biodiversity gain is met (a policy requirement of the NPPF (2024) and the Environment Act 2021) through design and mitigation hierarchy (avoid, mitigate, compensate).

1.2 Proposed Development

1.2.1

Demolition and redevelopment of the Site for a mixed-use development comprising purposebuilt student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant.

1.2.2

The proposed development would deliver:

- x192 student rooms,
- x35 affordable homes (C3);
- x1,619sqm of ground floor commercial floorspace to provide a new and enhanced business space that could re-provide space for the builders' depot; and
- Ground floor café space

1.3 Site Context

Historic Context

1.3.1

The Historic County Series Maps for the Site indicate that in the late 1800s the Site comprised of commercial buildings. The Site was surrounded by residential dwellings and other commercial units, with the West Hampstead railway line bounding to the south. The Site and surrounding

land use remained unchanged during the 1900s aside from further urban development within London. The Site and surrounding area have remained largely unchanged since this time.

Present Context

- 1.3.2 The Site currently houses a builders depot consisting of a number of large pitched and flat roofed warehouses, bounded to the north by Blackburn Road, materials storage areas and carparking to the east. The Site is bound to the south by West Hampstead railway line and a short section of scrub and introduced shrub. Further residential dwellings and commercial units lie adjacent to all aspects of the Site.
- 1.3.3 The wider landscape is dominated by the commercial units and residential dwellings of West Hampstead. The A41 runs north-south east of the Site and the B510 runs north-south west of the Site. Beyond the limits of West Hampstead, the landscape is dominated by industrial and residential development. The railway corridor forms a green link east to west, with a number of greenspaces including playing fields and formal parks further north.
- 1.3.4 A review of readily available aerial images indicates that there has been little change in the landscape character over the last 70 years.
- 1.3.5 Considering the outlined above contextual features regarding the Site and its surrounding landscape, dispersal capacity of terrestrial fauna to/from the Site is regarded relatively low. It is further estimated that more mobile, flying species, such as bats, birds, and insects, would be more readily able to commute to the Site from surrounding habitats.

1.4 Ecological Context

- 1.4.1 BMD undertook an Ecological Assessment in 2022 (Ref:BMD.22.0068.RPE.P1.801.Ecology&Bat).

The previous assessment recorded the Site was of low ecological value, with limited potential for bird nesting habitat (buildings only) and negligible potential for bats. No further surveys were recommended.

1.4.2

There has been no change environmentally or materialistically since the previous assessment in 2022.

1.4.3

Bat Roosts and Species Overview

Different species of bat have different roosting preferences. Table 1.1 provides a summary of bats that have potential to occur on Site and the roost locations they are typically associated with.

1.4.1

Table 1.1 Summary of roosting opportunities on Site important to different bat species that have potential to occur on Site based on their geographical range (adapted from Collins, 2023)

Bat species	Summer roosts				Winter roosts			
	Trees	House/ buildings	Barn-type buildings	Bat boxes	Caves/ mines	Buildings	Walls/ cavity	Trees
Barbastelle								
Brown-long-eared								
Common/ soprano pipistrelle								
Daubenton's								
Leisler's								
Nathusius' pipistrelle								
Natterer's								
Noctule								
Serotine								
Whiskered								
Notes		Primary locations						
		Secondary locations, i.e. only sometimes found in such locations						

1.5 Compliance with Policy, Guidance and Legislation

- 1.5.1 A summary of national planning policy and wildlife legislation relating to development projects in England is provided in Appendix A. The protocols, evaluations and recommendations contained within this report are made in accordance with these policies and legislation.

2. APPROACH

2.1 Introduction

2.1.1 This report has been produced with reference to current guidelines for ecological assessments (e.g. CIEEM, 2017 and 2017a) although adapted to be appropriate for the conditions on Site. Reference was also made to BS42020:2013: Biodiversity – Code of Practice for Planning and Development and BS8683:2021 (Biodiversity Net Gain – Designing and Implementing). The assessment comprised the following:

- Desk study; and
- Extended Phase 1 Habitat Survey.

2.1.2 Table 2.1 summarises the geographical extent of the study.

Table 2.1 Geographical extent of study

Element	Study area
Desk study	1 – 5 km. See Table 2.2 for specific details
Detailed Extended Phase 1 Habitat Survey	Site boundary
Local site context (broad habitat types)	Approx. 50 m from Site boundary (identified from within Site only)

2.1.3 Full survey methodologies are provided in Appendix B and summarised below. Details of dates, surveyors, weather conditions and a review of survey limitations are provided in Appendix C. Definitions of technical terms used in this report are provided in the Glossary in Section 8. Common names of species are used throughout the report with scientific names provided in Section 8.2.

2.2 Desk Study

2.2.1 The desk study involved gathering and analysing existing ecological focused data within the Site boundary and extending to 5 km. The results of the desk study aid in the interpretation of the survey results. Table 2.2 provides a summary of the data and their sources reviewed in the desk study.

2.3 Extended Phase 1 Habitat Survey

2.3.1 An Extended Phase 1 Habitat Survey was undertaken at the Site in accordance with industry standards (JNCC, 2010) and best practice guidance although adapted to be appropriate to the Site. The conditions and assessors of the survey are provided in Appendix C. The methodologies of the survey techniques are provided in Appendix D.

Habitats

2.3.2 The vegetation and broad habitat types within the Site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (JNCC, 2010). Dominant plant species were recorded for each habitat present using nomenclature

according to Stace (2019). The Site was also appraised for its suitability to support notable flora, with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

- 2.3.3 In line with the requirements of Biodiversity Net Gain Assessment, the condition of the habitats was also assessed against the habitat condition criteria relevant to the Statutory Biodiversity Metric.

Protected and Notable Species

- 2.3.4 The Site was inspected for evidence of, and its potential to support, protected or notable species Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000, those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006, and species included in the LBAP.

Table 2.2 Desk study data sources

Data ¹	Search area	Source ²	Justification of search area
Species			
Protected & Notable Species	1 km	A, B, E	The Site is anticipated to have low ecological value. Given the small size and urban setting of the Site it has limited potential to support protected and notable species.
European Protected Species Licence Applications (excl. bats)	1 km	B	The Site has no water features and no potential to provide terrestrial habitat for great crested newts given the lack of semi natural habitat on Site. Therefore, a smaller search radius of 1 km has been applied.
European Protected Species Licence Applications (bats)	5 km	B	There is potential that the Site supports features that may be used by bat species and that would be lost through the works. Bats can travel a number of kilometres from their roosts in a single night to forage. A wider search area provides an indication of the potential value the Site may have for foraging bats based on known roosts that have been affected by other development in the area.
Non-native Invasive Species	1 km	A	There is low potential for non-native invasive species.
Habitats			
UK Priority Habitats	1 km	B, D	The Site is anticipated to have limited ecological value.
Ancient Woodland	1 km	B	
Other notable habitats	1 km	A, B	
Change over time/landscape context	1 km	C	To provide an indication of ecosystem connectivity into the wider landscape and subsequent movement of protected and notable species.
Sites			
Statutory Protected Sites – Impact Risk Zones	Site	B	To assess whether any SSSI/SACs are likely to be impacted upon by the works.
Non-statutory Protected Sites (e.g. LWS)	1 km	A	To assess whether any LWSs are likely to be impacted upon by the works.
Statutory Protected Sites	2 km (5 km for bats)	B	These sites may have been designated for their populations of European Protected Species (EPS).
<p>Notes</p> <p>¹ See glossary for definitions and species and habitats considered.</p> <p>² A. Local Biological Records Centres: GiGL</p> <p>B. MAG/C (Multi-Agency Geographic Information for the Countryside) [accessed 27/11/2024].</p> <p>C. Readily available aerial images and current/historic map sources.</p> <p>D. Woodland Trust Ancient Tree Inventory [accessed: 27/11/2024].</p> <p>E. PTES The Big Hedgehog Map [accessed: 27/11/2024].</p>			

2.4 Initial Bat Scoping Assessment

- 2.4.1 The Site was assessed for habitats and features that are required to support bats throughout their seasonal life cycles, i.e. during their active period and hibernation period. Habitat connectivity to the wider landscape was also reviewed. The assessment took account of the requirements of different species relevant to the geographical location of the Site.
- 2.4.2 Following the habitat assessment, targeted surveys were conducted in line with current best practice and professional judgement on structures within the Site to determine the likelihood of such features being used by roosting bats. For buildings, this involved both internal and external inspections, including any roof voids and basements where present and access permitted.

2.5 Limitations

- 2.5.1 Full considerations of limitations are provided in Appendix C; in brief, it is considered that none of the limitations identified were sufficient to negatively affect the overall outcome of the assessment.

2.6 Evaluation and Review

- 2.6.1 Upon completion of the desk study and field surveys the evaluation and review will consider each of the following -
- Habitats:
 - reviewed in relation to S41 Priority Habitats descriptions;
 - reviewed in relation to Local Biodiversity Plans;
 - condition assessed using criteria used in the Statutory Biodiversity Metric; and
 - potential to support protected and notable species.
 - Species – focusing on protected and notable species including Priority (s41) species:
 - evidence on Site;
 - potential to occur on Site based on habitats, connectivity and known records;
 - potential constraints to development (legal and policy implications relating to wildlife); and
 - potential for biodiversity enhancement.
- 2.6.2 The majority of impacts associated with development relate to species, including through habitat loss, fragmentation and deterioration, as well as direct harm and indirect effects. However, as per the results of this report, we are not identifying the need for further surveys and it is deemed likely that will be no significant effect to habitats and protected species.

3. RESULTS

3.1 Desk Study

3.1.1 Full documentation of the data considered as part of this Ecological Assessment is provided in Appendix D. This section presents the key findings of significance to development at the Site. Species records are considered within the last 10 years (from date of desk study). The exception to this is species that are typically under recorded and/or have low dispersal rates, such as dormouse and white clawed crayfish.

3.1.2 A data search on *MAGIC* was completed on 27th November 2024.

Statutory Designated Sites of Nature Conservation Importance

3.1.3 The data search returned shows that there are three sites with European or National statutory designation within the search area (2km). These sites are summarised in Table 3.1.

Table 3.1 Statutory designated sites of nature conservation importance within 2 km of the Site

Site	Designation ¹ & area	Proximity (distance/direction) & connectivity to Site	Summary description ²
Belsize Wood	LNR 0.27 ha	~1.85 km NE Connectivity through residential and urban corridors	This LNR supports narrow strips of habitat woodland (plantation), scrub and grassland. There is a pond, bird feeding area, large insect house, Stag beetle loggeries, bird boxes and other biodiversity enhancing features.
Westbere Cops	LNR 0.39ha	~1.5 km NW Connectivity through residential and urban corridors	This LNR supports narrow strips of habitat woodland (plantation), scrub, pond and grassland meadows.
Adelaide	LNR 0.28 ha	~1.9 km E Connectivity through residential and urban corridors	This LNR supports grassland summer meadows, pond, areas of scrub and small woodland.
Notes 1. Refer to glossary for definitions 2. As provided by <i>MAGIC</i> 2024.			

3.1.4 The Site lies within the 5km Impact Risk Zone (see glossary notes) of Hampstead Heath Woods SSSI. The following have been identified as potential risks and causes of risk to this designated site if development takes place within the area under assessment:

- Combustion: General combustion processes including: energy from waste incineration, other incineration, landfill gas generation plant, sewage treatment works, other incineration/ combustion.
- Air Pollution: Industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores.
- Infrastructure: Airports, helipads and other aviation proposals.
- Minerals, Oil & Gas: Planning applications for quarries, including: new proposals, Review of Minerals Permissions, extensions, variations to conditions etc. oil & gas exploration/extraction.

- 3.1.5 Given the proposed development for the Site is not listed as potential risks and causes of risk to designated sites, consultation with Natural England is not considered mandatory.

Non-Statutory Designated Sites of Nature Conservation Importance

- 3.1.6 Eight non-statutory designated sites of nature importance lie within 1 km of the Site, as provided by the GiGL returned on 19/12/2024.

Table 3.2 Non-statutory designated sites of nature conservation importance within 1 km of the Site as depicted by GiGL

Site	Designation	Proximity (distance/direction) & connectivity to Site	Summary description
West Hampstead Railsides, Medley Orchard and Westbere Copse Local Nature Reserve Ref. CaBI06	SINC 7.58 ha	~50 m W No connectivity due to largely urban, developed area.	This SINC supports narrow strips of habitat along the rail lines with a variety of habitats including orchards, woodland and grassland.
Broadhurst Gardens Meadow Ref. CaBII02	SINC 0.73 ha	~240 m SE No connectivity due to largely urban, developed area.	The SINC supports scattered trees, scrub and semi-improved neutral grassland within the communal grounds of houses in Broadhurst Gardens.
Frogna Court Wood Ref. CaBII03	SINC 0.2 ha	~610 m NE No connectivity due to largely urban, developed area.	Secondary woodland accessed by residents.
Green Triangle Ref. CaBII08	SINC 0.29 ha	~700 m SE No connectivity due to largely urban, developed area.	A community garden consisting of amenity grassland, planted shrubbery, scattered trees, secondary woodland and tall herbs.
Gondar Gardens Covered Reservoir Ref. CaBII10	SINC 1.11 ha	~1 km NW No connectivity due to largely urban, developed area.	This SINC supports a covered reservoir containing secondary woodland and semi-improved neutral grassland.
160 Mill Lane Community Garden Ref. CaL03	SINC 0.03 ha	~1 km NW No connectivity due to largely urban, developed area.	This SINC supports a small community garden with a good range of scattered trees, amenity grassland, planted shrubbery, pond/lake, scrub and tall herbs.
Frogna Lane Gardens Ref. CaL07	SINC 0.55 ha	~650 m NE No connectivity due to largely urban, developed area.	This SINC supports a small private communal garden with plenty of trees and an attractive pond.
Gondar Gardens Covered Reservoir Ref. CaL16	SINC 3.06 ha	~725 m SW No connectivity due to largely urban, developed area.	This SINC supports a park containing scattered trees, scrub, grassland and a range of flower beds.
Notes 1. Provided by GiGL			

Priority Habitats

- 3.1.7 Priority habitats returned by the desk study are listed in Appendix D. In summary, the following UK Priority Habitats occur (as depicted on *MAGIC*) within 1 km of the Site:
- **Deciduous woodland:** 14 blocks of 20 parcels, the nearest of which is located approximately 200 m southeast of the Site.

Notable Habitats (including irreplaceable habitat)

- 3.1.8 No notable habitats occur within 1 km of the Site.
- 3.1.9 A review of the Woodland Trust Ancient Tree Inventory highlighted one veteran tree within 1 km of the Site. This is a single veteran Pedunculate Oak (ID: 191248), which lies approximately 700m northeast of the Site.

National Habitat Networks Map

- 3.1.10 No UK National Habitat Networks were seen to occur (as depicted on *MAGIC*) within the Site.

Protected Species

Bats:

- 3.1.11 The Site does not lie within 5 km of a statutory designated site of nature conservation importance designated for bats.
- 3.1.12 A search on *MAGIC* returned thirteen bat development licence applications within 5 km of the Site. The details of these applications are listed below in Table 3.3.

Table 3.3 Development bat license applications within 5 km of the Site identified during the data search

Species	Date	Proximity (distance/direction) & connectivity to Site	Licensed activity
Common pipistrelle	18/02/2015-31/03/2020	~750 m NW Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	11/09/2015-01/03/2020	~1.3 km SE Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	08/05/2015-28/04/2020	~1.4 km SE Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle and soprano pipistrelle	30/04/2015-29/04/2020	~1.7 km SE Connected via urbanised landscape.	Destruction of a resting place
Soprano pipistrelle	11/09/2017-04/09/2022	~2.1 km SE Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle and soprano pipistrelle	20/05/2019-16/05/2024	~2.6 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	01/03/2019-30/11/2027	~2.7 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	14/05/2019-31/03/2028	~2.9 km NW Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	07/11/2019-31/07/2028	~3.5 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	01/08/2019-31/12/2023	~3.7 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	02/12/2019-31/12/2023	~3.9 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	01/03/2021-30/06/2026	~4.2 km N Connected via urbanised landscape.	Destruction of a resting place
Common pipistrelle	01/05/2020-31/12/2023	~4.8 km NW Connected via urbanised landscape.	Destruction of a resting place

Other Protected Species:

- 3.1.13 No other European Protected Species development licence applications were identified within 1 km of the Site, as depicted on *MAGIC*.
- 3.1.14 Table 3.4 summarises the protected species records, by GiGL, returned on 19/12/2024, that occur within 1 km (2 km for bats) of the Site within the last 10 years where possible.

Table 3.4 Protected species recorded within 1 km (2 km for bats) of the Site (as provided by GiGL, 19/12/2024)

Species	Level of protection ¹	Summary of records ²		
		N-º, distribution & connectivity	Distance, direction & date	
			Nearest	Most recent
Bats				
Noctule	UK, EU	35 records spread around the Site with connectivity via urban areas.	~730m NE 2020	~730m NE 2020
Alcathoe	UK, EU	1 record within 1km of the Site with connectivity via urban areas and railway lines.	~1.5km N 2020	~1.5km N 2020
Daubentons	UK, EU	9 records within 1km of the Site with connectivity via urban areas and railway lines.	~1.5km N 2020	~1.5km N 2020
Whiskered bat	UK, EU	1 record within 1km of the Site with connectivity via urban areas and railway lines.	~2km N 2017	~2km N 2017
Natterer's	UK, EU	1 record within 1km of the Site with connectivity via urban areas and railway lines.	~1.5km N 2020	~1.5km N 2020
Common pipistrelle	UK, EU	224 records spread around the Site with connectivity via urban areas.	~1.7km S 2021	~1.7km S 2021
Pipistrelle sp.	UK, EU	38 records spread around the Site with connectivity via urban areas, and watercourse corridors.	~1 km NE 2019	~1 km NE 2019
Soprano pipistrelle	UK, EU	116 records spread around the Site with connectivity via urban areas.	~1.7km S 2021	~1.7km S 2021
Serotine	UK, EU	4 records within 1km of the Site with connectivity via urban areas and railway lines.	~1 km NW 2016	~1 km NW 2016
Myotis sp.	UK, EU	2 records spread around the Site with connectivity via urban areas and railway lines.	~1 km NW 2016	~1 km NW 2016
Leislars	UK, EU	11 records spread around the Site with connectivity via urban areas and railway lines.	~1 km NE 2018	~1.5 km N 2020
Nathusius's pipistrelle	UK, EU	20 records spread around the Site with connectivity via urban areas and railway lines.	~730m NE 2020	~730m NE 2020
Birds				
Red Kite	UK	5 records north of the Site with connectivity via urban landscape.	~1km N 2020	~1km N 2020
Notes 1. UK – UK; (En). EU – European Protected Species (EU). Refer to Glossary for details and definitions. 2. As provided by GiGL (19/12/2024) 3. Record location not specified in detail.				

Notable Species (including Priority species)

- 3.1.15 There are no bird assemblages as depicted by *MAGIC*, overlapping the Site's boundaries. Species that have shown to form assemblages within 2km of the Site include, lapwing and turtle dove. None of these species were identified within the Site itself. It is considered unlikely that such species may occur on or use the Site owing to the inherent disturbance associated with the Site and the overwhelming urban composition of the Site.
- 3.1.16 Three hedgehogs were recorded within 1km of the Site on the Big Hedgehog Map (PTES, 2024) as of 27/11/2024. The nearest record is located approximately 950m south-west of the Site, however there is a severe lack of connectivity to the Site due to roads, the urban development surrounding and lack of appropriate natural/semi-natural habitat such as hedgerows/residential gardens.
- 3.1.17 Table 3.5 summarises the notable species records, provided by the GiGL returned 19/12/2024, that occurred within 1 km of the Site and within the last 10 years. Table 3.5 excludes any species that are specifically protected (see Table 3.4 Protected Species).

Table 3.5 Notable species recorded within 1 km of the Site (as provided by GiGL, 19/12/2024)

Species	Status				Summary of records ⁴		
	BAP ¹	S 41	BoCC ²	Other ³	N ^o ., distribution & connectivity	Distance, direction & date	
Birds							
Duncock				LPS	45 records around the Site with connectivity via urban landscape	~484m W 2020	~484m W 2020
Swift	L		R	LPS	250 records spread around the Site with connectivity via urban areas	~81m NW 2019	~1951m S 2023
House sparrow	UK		R		73 records around the Site with connectivity via urban landscape	~625m NW 2021	~625m NW 2021
Song thrush	UK	✓	R	LPS	58 records around the Site with connectivity via urban landscape	~480 W 2020	~480 W 2020
Starling	UK		R		37 records around the Site with connectivity via urban landscape	~39m N 2019	~39m N 2019
Herring Gull	UK		R		35 records around the Site with connectivity via urban landscape.	~1km NW 2018	~1km NW 2018
Lesser spotted woodpecker	UK				4 records around the Site with connectivity via urban landscape.	~960m N 2015	~960m N 2015
Yellowhammer	UK				2 record within 670m of the Site with connectivity via urban landscape.	~670m N 2014	~670m N 2014
Grey wagtail	UK				33 records around the Site with connectivity via urban landscape	~580m N 2014	~1.8km N 2024
Tawny owl	UK				126 records around the Site with connectivity via urban landscape	~1km NE 2022	~1km NE 2022
Spotted Flycatcher	UK				6 records around the Site with connectivity via urban landscape.	~625 NW 2020	~625 NW 2020
Notes							
1. Biodiversity Action Plan: UK – UK; L – Local							
2. Birds of Conservation Concern: R - Red listed; A – Amber listed							
3. Other- see text: LPS – London Priority Species							
Refer to Glossary for definitions							
4. As provided by GiGI : 28/11/2024							

Non-Native Invasive Species

- 3.1.18 No records of non-native invasive species that occur within 1 km of the Site and within the last 10 years were returned by GiGL (19/12/2024). Species are principally those with legislative classification, listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) but excludes widely naturalised species such as grey squirrel and Canada goose.

3.2 Extended Phase 1 Habitat Survey: Habitats

Local Context

- 3.2.1 The following habitats were recorded immediately adjacent to the Site i.e., approximately 50 m from the Site boundary and visible from boundary/inferred from aerial photography:
- North: Blackburn Road with commercial units beyond;
 - South: Railway line and residential dwellings and commercial units beyond;

- East: Commercial units and associated hardstanding beyond;
- West: Commercial units, residential dwellings and associated hardstanding beyond.

3.3 Bat Assessment: Landscape Habitat Review

- 3.3.1 A review of online available aerial images indicates that the landscape surrounding the Site has been dominated by commercial units and residential dwellings since the late 1800s with only small extents of semi-natural habitat present until present day. Beyond the limits of West Hampstead, the landscape is predominately urban from at least the late 1800s until present day.
- 3.3.2 There is little connectivity to the Site itself for bats, other than via the very urban context and residential areas.
- 3.3.3 Table 3.6 provides an overview of habitats within 5 km of the Site in terms of its value to bats.

Table 3.6 Habitat review for its potential value for bats within 5 km of the Site

Zone	Review
0 – 1 km	The landscape from 0-1 km is predominantly urban and commercial with the occasional greenspace and has little potential value to bats. North and south of the Site has value for foraging bats within the playing fields and open space, along with a small strip of woodland running along the south of the railway.
1 – 2 km	The features of the 0-1 km zone continue out into this zone, i.e. commercial units and residential dwellings with occasional green spaces. A number of LNRs are within 2km of the Site, providing feeding and foraging opportunity although little connectivity from these to the Site itself. Residential properties within West Hampstead provide potential roosting opportunities for a number of species.
2 – 5 km	The landscape within the 2-5 km zone is dominated by urban and residential development within the wider London city. To the northeast lies Hampstead Heath which provides connectivity within the urban areas. Residential properties again provide roosting opportunities.

Site

- 3.3.4 A map depicting the distribution of the habitats, photographs and species recorded on Site is provided in the Site Plan Appendix.

Hardstanding/ Building

- 3.3.5 The majority of the Site is dominated by a building and associated hardstanding. The building currently houses a builders depot (B1) and a number of pitched and flat roofed outbuildings (B2-B5). The eastern edge of the Site is concrete surfaced and used for customer and delivery vehicle access to the commercial units. The majority of the outbuildings are single storey, however, the builders depot contains a two storey show room.
- 3.3.6 Please see section 3.6 for full structure assessment.

Scattered trees

- 3.3.7 A single small sycamore is present on the north east boundary.

Bare ground

- 3.3.8 There is a small area of bare ground present to the north east of the Site containing scattered buddleia.

3.4 Structure Assessment

- 3.4.1 This section provides an overview of each of the structures assessed for their potential to support bats. Additional photos of the buildings assessed are provided in Appendix E.

- 3.4.1 One building with a number of attached outbuildings occupies the entirety of the Site – however, for the purpose of this report the buildings will be referred to as B1-B5:

- B1 – The main warehouse within the builders depot, storing materials. It is one storey and constructed of brick/ concrete block walls with concrete/ asbestos sheeting roof.
- B2 – A single storey outbuilding in the north-eastern area of the Site. Currently occupies the sales area within the builders depot. Constructed of brick/ concrete block walls with a pitched concrete/ asbestos sheeting roof.
- B3 – A single storey outbuilding attached on the east to B2 and west to B4. Currently used for storing materials within the builders depot. Constructed of brick/ concrete block walls with a pitched concrete/ asbestos sheeting roof.
- B4 – A single storey outbuilding attached on the east to B3 and west to B5. Currently used for storing materials within the builders depot. Constructed of brick/ concrete block walls with a flat concrete/ asbestos sheeting roof.
- B5 - A two-storey brick build and flat roofed showroom with no loft void attached to B4 on the east and B1 to the west.



- 3.4.2 One larger building currently occupies the Site, with a number of smaller outbuildings attached to it. For the purpose of this report the larger building will be referred to as B1. The B1 building comprises an active builders' depot and warehouse. It was constructed of brick/ concrete block walls with concrete/ asbestos sheeting. The warehouse roof is pitched with asbestos/ concrete sheeting. The brick work and roof features are in good condition and the building is well sealed and insulated.



- 3.4.3 Overall, the exterior of the B1 building appears to be in good condition and well-sealed (see photographs in Site Photographs Appendix). It contains a mixture of flat and hipped roofs, which are well sealed with soffits. From the interior, the roof looks to be in sound condition with no leaks, gaps or entry points. The exterior of the hipped roofs could not be assessed from all elevations; therefore, this is seen as a limitation. However, from what could be viewed, the roof was noted to be in good condition with no cracks or voids and it is assumed that the hipped roofs are similar. A number of gaps were noted under some of the concrete/steel sheeting within the exterior.


However, this is considered negligible for signs of roosting bats as gaps contained dirt and cobwebs, along with more optimal roosting places for bats within close context.




- 3.4.4 Within the main interior of the B1 building, no access for roosting bats was noted. The interior was tight on both the ground and first floor, well-lit and well insulated, with no open voids, cracks or crevices that would be suitable for roosting bats.
- 3.4.5 In terms of buildings B2-B5, all buildings are currently in use with high disturbance throughout the day. The exteriors are all constructed similarly to B1, with brick/ concrete block walls and concrete/asbestos sheeting single layer roofs. B4 and B5 contain flat roofs whilst the other outbuildings are pitched. B5 is the only two-storey building within the Site and no loft voids are present.
- 3.4.6 Overall, no access for roosting bats or nesting birds was noted within the exterior or interior of any of the outbuildings. The interiors were tight on both the ground and first floor, well-lit and well insulated with no open voids, cracks or crevices that would be suitable for roosting bats.
- 3.4.7 Due to the good condition and well-sealed nature of all the buildings (B1-B5) the clean state of the interiors and presence of cobwebs across roof spaces, as well as the current use of the buildings and high disturbance, it is considered the Site is highly unlikely to be utilised by bats.
- 3.4.8 In summary, no signs of bats or nesting birds were recorded and the B1 building and the outbuildings was determined to have 'negligible' bat roosting potential. Table 3.7 provides a summary of structure assessments in relation to the value to bats.
- 3.4.9 There is a single young sycamore within the Site, this holds negligible potential for roosting bats.



Table 3.7 Summary of structure assessments on 25/11/2024 in relation to the value to bats

Building Ref	Building/structure style	Notes	Category	Photograph
B1 – Single storey builders depot/ warehouse	<p>An active commercial builders depot and warehouse. The building comprises of concrete and steel sheeting walls and a hipped concrete/asbestos sheeting roof.</p> <p>The metal work and roof features are in good condition.</p> <p>The building is well sealed and active throughout the day.</p>	<p>The eastern elevation contains very limited opportunity for roosting bats with a small amount of lifting under the sheeting at the opening. Cobwebs and dirt were observed in the gaps.</p> <p>The roof was in good condition although not all roof features could be seen from the exterior. The building was generally in good condition and contained limited access points and held limited potential for bats.</p> <p>Overall, there was no evidence of bats.</p>	Negligible	 

Building Ref	Building/structure style	Notes	Category	Photograph
B2 -Single storey outbuilding attached to B1	<p>Single storey retail unit. The commercial area was brick based and lined with plasterboard.</p> <p>Roof was constructed of unlined metal sheeting.</p> <p>The building was well sealed and insulated.</p>	<p>The eastern elevation provided little opportunities for roosting bats. As a commercial unit there were limited entry points and there was no loft space.</p> <p>The concrete/asbestos sheeting hipped roof was in good condition with view of all roof features. There were no voids, cracks or crevices for opportunist bats to enter the interior ground floor.</p> <p>Overall, there was no evidence of bats.</p>	Negligible	 

Building Ref	Building/structure style	Notes	Category	Photograph
B3 – single storey outbuilding –	<p>Brick walled with unlined corrugated sheeting roof and metal struts.</p> <p>It was well-sealed and lit, with noise disturbance throughout the day.</p>	<p>The interior was noted to contain no roosting opportunities for roosting bats.</p> <p>There were no voids, cracks or crevices for opportunist bats to enter the interior of these rooms.</p> <p>Overall, there was no evidence of bats.</p>	Negligible	

Building Ref	Building/structure style	Notes	Category	Photograph
B4 – single storey outbuilding	<p>A single storey outbuilding accessible from within the main warehouse B1.</p> <p>Constructed of brick/concrete block walls with an unlined flat roof comprised of steel sheeting against metal columns.</p> <p>B4 is well-sealed and lit, with noise disturbance throughout the day.</p> <p>No loft space within any of the outbuildings. Plasterboards within the flat roof.</p>	<p>The interior was noted to contain no roosting opportunities for roosting bats.</p> <p>There were no voids, cracks or crevices for opportunist bats to enter the interior of these rooms.</p> <p>Overall, there was no evidence of bats.</p>	Negligible	  

Building Ref	Building/structure style	Notes	Category	Photograph
B5 – Two storey showroom	<p>A two storey showroom within an outbuilding of the warehouse to the north.</p> <p>Constructed of brick/concrete block walls with a flat concrete/asbestos sheeting.</p> <p>Throughout, it was well-sealed, insulated and lit, with noise disturbance throughout the day.</p>	<p>The interior was noted to contain no roosting opportunities for bats. As a busy showroom the level of noise and light would likely discourage bats. There was no loft space.</p> <p>The building was generally in good condition and contained limited access points and held negligible potential for bats.</p> <p>Overall, there was no evidence of bats.</p>	Negligible	 

4. EVALUATION

4.1 Introduction

4.1.1 This section reviews the results of the desk study and field surveys in relation to the proposed development; This section:

- Determines the ecological importance of habitats at an appropriate geographic level;
- Determines the likelihood of protected and notable species occurring on the Site;
- Identifies any legal and policy implications for developing the Site in relation to nature conservation sites, habitats and species potentially associated with the Site; and
- Identifies high-level biodiversity gain opportunities.

4.2 Habitats

4.2.1 Table 4.1 provides a summary of the nature conservation importance of habitats within the Site.

Table 4.1 provides a summary of the nature conservation importance of habitats within the Site.

Habitat	Meets UK Priority/Local BAP habitat criteria	Condition ¹	Geographical context ²
Buildings	No	Poor – limited potential for nesting birds and bats.	Site
Hardstanding	No	N/A	Site
Individual tree	No	N/A	Site
Bare ground	No	Poor	Site
Notes: 1. As determined using the Statutory Biodiversity Metric guidance. Where it is considered that the condition outcome is inappropriate justification is given in the text. See Appendix E for detailed habitat assessments across. 2. Geographic level at which the habitat is considered important			

4.2.2 The habitats on Site are not covered by relevant condition assessments so professional judgement has been made on condition in relation to value for wildlife. The habitats present do not meet the appropriate criteria to be considered as UK Priority Habitats or BAP Habitats.

4.2.3 A small sycamore and a small area of bare ground comprising of scattered buddleia was recorded within the north-east of the Site. This tree hold little value ecologically, given its isolation.

4.2.4 Overall, the Site is considered to have limited ecological value with the majority of the Site containing urbanised developed land and limited semi-natural habitats.

4.3 Species

4.3.1 This section considers the actual or potential occurrence of protected and notable species (including non-native invasive species) on the Site. It takes account of known data records and

habitats on the Site and connectivity, appropriate to given species, across the landscape. Species not specifically listed in this section are unlikely to occur on the Site on account of at least one of the following factors:

- No habitat on the Site to support the species;
- No connectivity to suitable habitat beyond the Site boundary; and
- Site is outside of the species typical geographic range.

4.3.2 There was no evidence of Protected Species or Notable Species on or immediately adjacent to the Site.

4.3.3 However, the habitats present within the Site have the potential to support the following protected and notable species:

- **Bats** – Buildings and structures were assessed for the potential of roosting features. However, the buildings were of negligible potential for roosting bats.
- **Nesting birds** – The buildings provide nesting and shelter opportunities for birds.

4.3.4 Other species recorded during the survey are listed in Appendix E. The potential for the habitats on Site to support other protected and notable species is discussed in Section 4: Evaluation.

4.3.5 Of the protected and notable species with potential to occur on Site:

Bats

4.3.6 The desk study identified a total of four species application licences relating to bats within a 5 km radius as depicted by *MAG/C*. Species associated with these licences included common and soprano pipistrelle. A number records of bat were returned by GiGL within the last ten years and within 2 km of the Site (returned on 19/12/2024), these included noctule, alcahloe, daubentons, whiskered bat, natterer's, common pipistrelle, soprano pipistrelle, serotine, myotis sp., leisler's and nathusius's pipistrelle.

4.3.7 Based on the habitats present (urban, developed land) the Site is considered to be of negligible value for roosting, foraging and commuting bats. More suitable and higher quality habitat is present offsite in the broader landscape.

4.3.8 The Site offers limited feeding, foraging and roosting opportunities due to the absence of natural/semi-natural habitat and the good condition/well-sealed nature of the building on Site. The railway line to the south with scattered areas of vegetation will allow bats to commute past the Site into the wider landscape. High lux level lighting and high disturbance levels within the Site also reduce suitability for bats.

4.3.9 All buildings on Site provide 'negligible' potential for bat roosting due to a lack of appropriate roosting features and access points. As such the Site is considered to be of 'negligible' value for

roosting bats with greater opportunities offsite in the broader landscape, in the form of residential properties and other more suitable buildings.

- 4.3.10 There is a small sycamore tree on Site with negligible potential for roosting bats.

Nesting Birds

- 4.3.11 Records were returned within 1 km of the Site for the large number of bird species. While these species are likely to use the habitats within the wider landscape surrounding the Site, such as those associated with the open spaces to the north, the available onsite nesting and foraging resources for these species are very low.
- 4.3.12 As depicted by *MAGIC*, there was no bird assemblages within 1km of the Site.
- 4.3.13 The building and single tree on Site provides low potential to support a variety of common, notable and protected birds. It is considered likely that the Site provides nesting opportunities for birds within the local landscape.
- 4.3.14 Overall, the Site offers low potential for nesting birds including common, notable and protected birds due to a variety of species recorded within the Site's locality alongside suitable nesting habitat on Site.

Other Notable Fauna

- 4.3.15 There were no hedgehog records present on Site, however there were three records within 1 km of the Site as depicted by the Big Hedgehog Map (PTES, 2024) as of 27/11/2024. 64 records of hedgehog were returned by the GiGL (19/12/2024) within 1 km of the Site.
- 4.3.16 Given the habitats present rats are considered likely to utilise the Site. However, these mammal species do not receive any specific legislative protection and hence no further survey work or mitigation measures are considered necessary regarding these species.
- 4.3.17 Therefore, in summary, the Site is considered to provide some opportunities to other protected, rare, notable or Priority-listed mammal species, but these opportunities are considered common in a local context, or sub-optimal for the species concerned. As such, no further survey work regarding the potential presence of these species is considered necessary at the Site.
- 4.3.18 Ultimately, based on the habitats recorded on Site, the Site is considered unlikely to support significant populations of other protected or notable species.

Invasive non-native species

- 4.3.19 No records of invasive non-native species within 1 km of the Site were returned by GiGL.
- 4.3.20 No invasive species were recorded during the initial walkover.

Table 4.2 Summary of protected and notable species (including non-native invasive species) considered in this assessment

Species	Status ¹	Confirmed on Site ²	Potential to occur	Associated habitats/location on Site
Bat	EU, UK, N	No	Negligible potential for roosting within the buildings	Building
Birds (breeding and/or nesting)	UK, N	No	Low potential for nesting and foraging	Building and single tree
Notes 1. EU – European protected. UK – UK protected. N – Notable species 2. Field – field evidence; Desk – desk study evidence.				

4.4 Legal and Policy Implications

Statutory Sites of Nature Conservation

- 4.4.1 There are no statutory designated sites of nature conservation importance within 2km of the Site.
- 4.4.2 The Site falls within the 5km IRZ of West Hampstead Woods SSSI. The proposed development of the Site is not listed as one of the potential risks and causes of risk to the designated sites. Additionally, given the intervening built form of the wider city of London, if appropriate precautions (see section 5.2) are taken the nature conservation site is unlikely to be negatively impacted by the proposed works.
- 4.4.3 West Hampstead Railsides SINC is approximately 50m west of the Site. Due to lack of connectivity, habitats on Site and separation by West End Lane from the SINC to the Site, impacts are not anticipated.

Habitats

- 4.4.4 The habitats recorded on Site fail to meet UK Priority Habitat Criteria and therefore lack legal/policy implications.

Species

- 4.4.5 The potential presence of protected and/or notable species on the Site means that they are a material consideration in the planning system through the NPPF and the Local Planning Policy. The following species/species groups have policy implications if impacted by the proposed development:
- Bats; and
 - Nesting birds
- 4.4.6 No further surveys are required for the purpose of securing planning permission.

Summary

- 4.4.7 Based on the current ecological baseline of the Site, Table 4.3 summarises the legal and policy implications in relation to wildlife for developing the Site.

Table 4.3 Legal and policy implications of developing the Site

Habitat	Protected &/or notable species associated with the habitat	Legal implication	Policy implication
Building & hard standing	Low potential habitat for bats and nesting birds	Bats are protected under EU & domestic legislation. All birds, their nests, and eggs are protected during nesting period.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Scattered tree	Low potential for nesting birds	All birds, their nests, and eggs are protected during nesting period.	Environment Act 2021 NERC Act 2006

4.5 Opportunities for Achieving Biodiversity Gain

Habitat Retention and Enhancement

- 4.5.1 Opportunities for biodiversity net gain include:

- Individual urban tree planting
- Introduced shrub planting
- Green roof planting

- 4.5.1 Based on the habitats on Site and desk study data the following species-specific enhancements would be appropriate:

- Bats -
 - Bat friendly planting in any soft landscaping, e.g. night scented species; and
 - Bat boxes/integrated roosting features in the proposed buildings suitable for common and widespread crevice and cavity dwelling species, such as pipistrelle species and brown long-eared bats.
- Birds -
 - Boxes/integrated nesting features in the proposed buildings suitable for common nesting birds.

5. RECOMMENDATIONS

5.1 Surveys

- 5.1.1 Based on the evaluation documented in Section 4, no further surveys are deemed appropriate and/or necessary to provide a fuller evaluation of the proposed development and to inform a full planning application.

5.2 Mitigation

- 5.2.1 This section is based solely on the current baseline data set out above. It outlines recommended ecological control and protection measures to be undertaken to ensure:

- No harm comes to faunal species (unprotected species as well as protected and notable species);
- There is minimal habitat loss and disturbance;
- No harm comes to the adjacent habitats;
- Pollution risk is minimised;
- Ecological best practice is followed;
- Conformity with current planning requirements pertaining to wildlife; and
- No breaches of current wildlife legislation.

- 5.2.2 The following mechanisms will ensure implementation of the protection measures:

- **Tool box talk** – To be given to all Site staff, including those joining later in the project. Site staff to be made aware of the safeguard measures put in place and why they are necessary.
- **Suitably qualified ecologist** – To provide advice and guidance as required throughout the development process.

- 5.2.3 The measures detailed focus on legally protected and notable species but will also ensure harm and disturbance is minimised to other common fauna, such as rabbits and foxes that may utilise the Site.

Generic Safeguarding Measures

- 5.2.4 Pollution:

- The former Pollution Prevention Guidelines (PPG) have been withdrawn while they are being reviewed and updated. Until such time as new guidance becomes available, standard industry best practice in relation to construction sites and dust production/water pollution must be adhered. Further guidance is to be documented in a Construction Environmental Management Plan (CEMP). Measures to include:
 - Dust damping measures.

- 5.2.5 Works between sunset and sunrise:

- To be avoided; and

- If works cannot be avoided then there is to be no significant increase in external light and noise over and above what is anticipated in the area post construction.

Bats

5.2.6 General building and structure demolitions:

- All buildings are to be demolished. Prior to demolition works a pre-works inspection by a suitably qualified ecologist will be undertaken to ensure no change to previous assessments and no indication of use by Protected Species and Notable Species ahead of works commencing; and
- The inspection should be undertaken within 48 hours of the proposed demolition works to ensure continued absence of bats and any other Protected Species and Notable Species, such as nesting birds.

5.2.7 If bats or evidence of roosting bats are found at any stage:

- All works that are likely to cause disturbance and/or within the zone of influence (the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2017a)) of the bats MUST stop and not re-commence until advice has been received from a suitably qualified ecologist;
- Liaison with Natural England may be necessary; and
- A European Protected Species Licence may be necessary before works can re-commence.

5.2.8 Lighting:

- No additional flood lighting to be used between sunset and sunrise without agreement with a suitably qualified ecologist; and

Nesting Birds

5.2.9 Works impacting on/in close proximity to the buildings during the core nesting season (March to August inclusive):

- Immediately prior to works commencing (within 48 hours) an inspection by a suitably qualified ecologist to check for any evidence of nesting birds. If evidence is found, works may be delayed.

5.2.10 If nesting birds are found at any stage during construction works:

- All works that are likely to cause disturbance and/or within the zone of influence of the birds, MUST stop and not re-commence until advice has been received from a suitably qualified ecologist; and
- Depending on the species, situation, stage of nesting and works in immediate vicinity it is likely that an exclusion zone will be put up around the nest and works will be stopped or restricted within the exclusion zone.

- All birds are protected in some form, but Schedule 1 species have additional protection during the breeding season as do their nests, eggs and dependent young. Schedule 1 bird species would require a bespoke mitigation strategy to be agreed with the suitably qualified ecologist depending on species, stage of nesting and location within the Site.

Other Fauna (including other mammals and hedgehog)

5.2.11 Hedgehog specific:

- If active hedgehogs are encountered works that are likely to cause disturbance and/or within the zone of influence of the hedgehog MUST stop and not re-commence until advice has been received from a suitably qualified ecologist;
- If required, the Ecological Clerk of Works will carefully move the hedgehog by hand from the construction area to nearby retained habitat features away from construction works; and
- If a hibernating hedgehog is encountered (i.e. during the months of November to February) works MUST stop and a suitably qualified ecologist will assess the situation. If the hedgehog can be left in-situ, then the nesting material will be carefully replaced and suitable food/water will be left in the area as a precaution should the hedgehog come out of hibernation. The nest area will be monitored by a suitably qualified ecologist until it is evident that that hedgehog has moved on. If the hedgehog is left in-situ then habitat connectivity must be maintained, i.e. it must not become isolated by being surrounded by areas of high-risk and/or low suitability. If there is an imperative reason for the clearance works to continue then a suitably qualified ecologist would be required to carefully relocate the hedgehog within its nesting material to an appropriately sheltered location away from the works area. Food and water would be left in the vicinity of the relocation site as a precaution should the hedgehog come out of hibernation.

6. CONCLUSIONS

6.1.1 Based on our assessment of the Site (the results of which are detailed above):

- The Site is of low ecological value to protected/ notable species, comprising of urban/ developed land with a single small sycamore and a small area of bare ground with sparse buddleia.
- It is considered negligible to roosting/ foraging bats and low potential for common nesting birds within the buildings.
- No further surveys are considered necessary in order for the Local Planning Authority to validate and grant planning permission;
- Three statutory sites of nature conservation importance fall within 2 km of the Site and the Site falls within the 5km IRZ of West Hampstead Wood SSSI. However, the proposed development of the Site is not listed as one of the potential risks and causes of risk to each of these designated sites. Therefore, these sites are deemed unlikely to be negatively impacted by the proposed works;
- Eight non-statutory nature conservation sites fall within 1 km of the Site, including West Hamstead Railsides SINC, which is approximately 50m west of the Site. However, if appropriate precautions (see section 5.2) are taken these nature conservation sites are unlikely to be negatively impacted by the proposed works;
- No S41/Priority Habitats will be negatively impacted by the proposed works;
- No Protected Species or Notable Species will be negatively impacted if appropriate precautions (see section 5.2) are taken; and,
- The proposed development of the Site has the potential to provide biodiversity enhancement through green roof planting, individual trees, amenity and introduced shrub planting.

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8. GLOSSARY

8.1 Scientific Terms and Acronyms

BoCC Birds of Conservation Concern, the UK Red-list for birds, produced by the British Trust for Ornithology and last updated in December 2015.

CIEEM Chartered Institute of Ecology and Environmental Management, the professional organisation and provider of professional codes of conduct for ecological consultancy.

EPS European Protected Species For the purposes of this report EPS are species that require particular licences to allow certain works to go ahead. Species falling within the following situations are not considered as EPS within this report:

Birds listed on Appendix 2 of the Bern Convention (European legislation). The protection requirements of this Appendix are fully integrated in UK law, notably through the Wildlife and Countryside Act 1981 (as amended).

Birds listed on Annex 1 of the Birds Directive (European legislation). The protection of such species survival and reproduction within their geographic distribution is ensured through special conservation measures in relation to their habitats. Such measures are implemented through the establishment of Special Protection Areas. Therefore, any implications are considered at regional habitat and country level rather than individual bird/species level.

GiGL Greenspace Information of Greater London

LBAP Local Biodiversity Action Plan.

Level of protection – ‘EU’ Protected under the Conservation of Habitats and Species Regulations (2017) as amended.

Level of protection – ‘UK’ Protected under the Wildlife and Countryside Act 1981 (as amended).

LNR Local Nature Reserve. Statutory designation.

LWS Local Wildlife Site

NNR National Nature Reserve. Statutory designation.

Non-native invasive species For the purposes of this report: species listed on Schedule 9 of the wildlife and Countryside Act 1981 (as amended). Widely naturalised species, such as grey squirrel, are excluded.

Notable species A species which is listed as a UK Priority Species, carries an unfavourable conservation status (e.g. scarce, rare, threatened, Red-listed), is invasive or is otherwise worthy of note from an ecological perspective.

Protected species A species protected under specific UK or European legislation, including Habitats Directive, Wildlife and Countryside Act.

pLWS Potential Local Wildlife Site

PTES Peoples Trust for Endangered Species

SAC Special Area of Conservation. Designated under European Union Habitat Directive (92/43/EEC) to protect species and habitat of European interest.

SINC Site of importance for nature conservation.

SPA Special Protection Area. A site designated under the European Union Directive on the Conservation of Wild Birds.

SSSI Site of Species Scientific Interest. Statutory designation of biological or geological importance.

UK Priority Habitat and Species A habitat or species identified as a priority for conservation in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). Section 40 of the Act places a duty on public authorities to have regard for

the conservation objectives of these habitats and species. (Also known as Section 41 (S41) habitats/species).

8.2 Scientific Names

8.2.1 Scientific names of species mentioned in this report are outlined in Table 8.1. This table excludes species recorded on Site; see Appendix F.

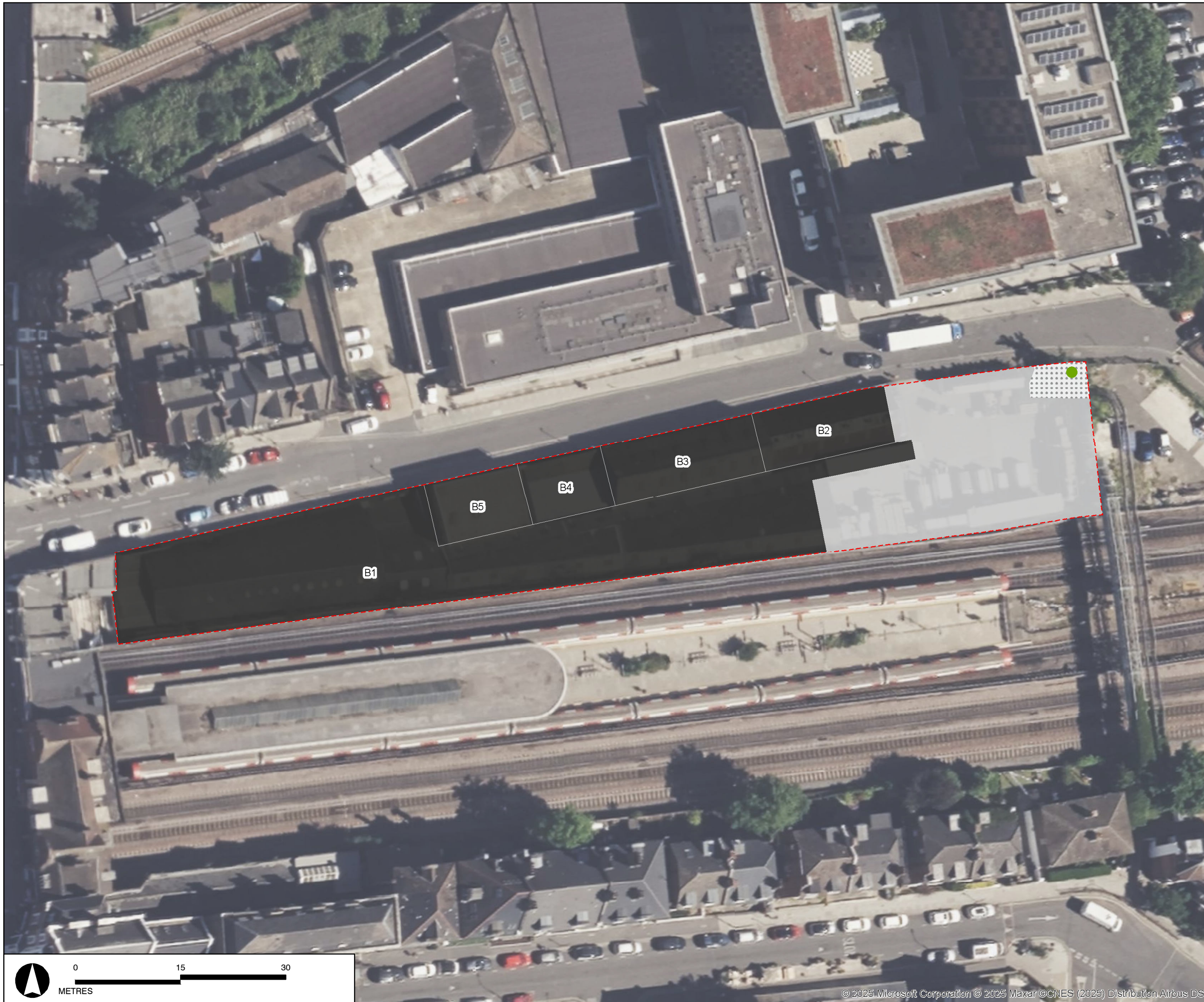
Table 8.1 Scientific names of species mentioned within this report

English Name	Scientific Name
Bats	
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Noctule	<i>Nyctalus noctula</i>
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
Serotine	<i>Eptesicus serotinus</i>
Myotis sp.	<i>Myotis sp.</i>
Lesser noctule	<i>Nyctalus leisleri</i>
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>
Pipistrelle sp.	<i>Pipistrellus sp.</i>
Noctule	<i>Nyctalus noctula</i>
Birds	
Dunnock	<i>Prunella modularis</i>
Herring Gull	<i>Larus argentatus</i>
Red Kite	<i>Milvus milvus</i>
Redwing	<i>Turdus iliacus</i>
Song thrush	<i>Turdus philomelos</i>
Starling	<i>Sturnus vulgaris</i>
Swift	<i>Apus apus</i>
Lesser spotted woodpecker	<i>Dryobates minor</i>
Yellowhammer	<i>Emberiza citrinella</i>
Grey wagtail	<i>Motacilla cinerea</i>
House sparrow	<i>Passer domesticus</i>
Tawny owl	<i>Strix aluco</i>
Spotted Flycatcher	<i>Muscicapa striata</i>
Mammals	
Hedgehog	<i>Erinaceus europaeus</i>

APPENDICES

SITE PLAN

BMD.24.0137.DRE.001.Phase 1 Habitat Survey Plan



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Application boundary (2,6855.10m²)

Baseline Habitat Description

Vacant ground (39.9m²)

Building (1,896.9m²)

Other habitat (718.3m²)

- Scattered tree (1)

--	--	--
Rev	Description	--

Purpose of Issue	

PLANNING

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BMD

Client
**HAMPSTEAD ASSET
MANAGEMENT**

Project	BLACKBURN ROAD, CAMDEN
---------	------------------------

Drawing Title
PRE DEVELOPMENT HABITAT PLAN

Drawn MP	Checked KD	Approved JW	Date 24/03/25
Job No. 24.00137	Scale 1:500	Sheet Size A3	Revision -
Drawing Number BMD.24.00137.DRE.901			

SITE PHOTOGRAPHS



Photograph 1: *View of hard standing.*



Photograph 2: *internal view of building.*



Photograph 3: *small sycamore on fenceline.*

A. POLICY, LEGISLATION AND GUIDANCE

A.1 Overview

A.1.1 Tables A1.1 and A1.2 provide a summary of wildlife legislation and policy of relevance to development at the Site.

Table A1.1 Overview of species/species groups relevant to the current proposals and associated legislation and policy

Species/Species group	European	UK ¹	Priority species ²
Bats (all species)	✓	Full	Species dependent
Birds		Full	Species dependent
Notes ¹ Principally the Wildlife and Countryside Act: Full = full protection, either from the Wildlife and Countryside Act 1981 (as amended) alone or in combination between this act and European legislation; partial = partially protected. □ = covered by other specific legislation. ² Includes over 900 species listed in accordance with section 41 of the NERC Act (2006). Species known or most likely to utilise the Site are indicated where appropriate.			

Table A1.2 Relevant species legislation for development at the Site

Species / group	Legislation <small>see notes</small>													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Birds (nesting)		✓	✓							✓				
Bats (all species)					✓		✓		✓	✓				✓
Notes ¹ Protection of Badgers Act 1992 ² Wildlife and Countryside Act, 1981 (as amended) – Part 1 ³ Wildlife and Countryside Act, 1981 (as amended) – Schedule 1 (some species, none recorded within the Site) ⁴ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9 ⁵ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9 (4b, 4c) and (5) ⁶ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9 (1, in respect of killing and injuring) and (5) ⁷ Wildlife and Countryside Act, 1981 (as amended) – Schedule 6, Section 11 ⁸ Wildlife and Countryside Act, 1981 (as amended) – Schedule 9, Section 14 ⁹ Conservation of Habitats and Species Regulations 2017 – Schedule 2 (European protected species) ¹⁰ Natural England and Rural Communities Act (2006) – Various species listed in accordance with Section 41 ¹¹ Invasive Species regulations: EU Regulation (1143/2014) on invasive alien (non-native) species ¹² Anti-social Behaviour, Crime and Policing Act 2014 ¹³ Environmental Protection Act 1990 ¹⁴ Wild Mammals (Protection) Act 1996														

A.1.2 The key national planning policies and documents are:

- The Environment Act (2021);
- Schedule 7A of the Town and Country Planning Act (1990)
- The National Planning Policy Framework (2024); and
- The Natural Environment and Rural Communities (NERC) Act (2006).

B. ASSESSMENT METHODOLOGIES

B.1 Desk Study

B.1.1 The desk study involved:

- Gathering and analysing existing ecological data within the Site boundary and extending to a radius of 5 km; and
- Reviewing online available habitat data within 5 km radius of the Site boundary.

B.1.2 The results of the desk study were used to aid in the interpretation of the survey results and were obtained from the following sources:

- GiGL Greenspace Information of Greater London (GiGL) returned 19/12/2024;
- The Multi-Agency Geographical Information for the Countryside (MAGIC) – web-based database;
- The Woodland Trust Ancient Tree Inventory;
- People's Trust for Endangered Species Big Hedgehog Map – web-based citizen science database of hedgehog sightings;
- Readily available maps (modern and historic); and
- Readily available aerial photographs.

B.1.3 In terms of species, particular attention was given to the following species/species groups:

- Bats; and
- Birds.

B.1.4 Some species, such as the blue tit, may be listed on red data books but described as neither threatened nor near threatened; such species are not included in the protected and notable species tables within the desk study sections. Species listed solely on Schedule 5 Section 9(5)a and 9(5)b are not considered to be protected species in the context of this report as offences detailed in these Sections relate to sale/intention to sell.

B.1.5 For the purposes of this report species falling within the following situations are not indicated as having European level of protection in the desk study tables:

- Birds listed on Appendix 2 of the Bern Convention (European legislation). The protection requirements of this Appendix are fully integrated in UK law, notably through the Wildlife and Countryside Act 1981 (as amended).
- Birds listed on Annex 1 of the Birds Directive. The protection of such species survival and reproduction within their geographic distribution is ensured through special conservation measures in relation to their habitats. Such measures are implemented through the establishment of Special Protection Areas. Therefore, any implications are considered at regional habitat and country level rather than individual bird/species level.

B.1.6 For the purposes of this report widely naturalised non-native invasive species listed in Schedule 9 of the Wildlife and County Act, such as grey squirrel and muntjac, are excluded.

B.2 Extended Phase 1 Habitat Survey

- B.2.1 The Extended Phase 1 Habitat Survey involved a walk-over of the Site recording and mapping the various habitats present (as defined by and in line with the standard methodology in JNCC, 2010) in each definable land parcel. Where applicable, land parcels were separated into their component habitats. In addition to the floristic component of each habitat or habitat parcel (where it had a different character), each was described in terms of its likely origin (e.g. self-established, planted), character, condition and management. The condition of the habitat was determined using professional judgement and the Statutory Biodiversity Metric condition assessments.
- B.2.2 Attention was also paid to the presence or potential for protected and notable species occurring on Site. This focused on the species/species groups as listed in paragraph B1.3.

B.1 Initial Bat Scoping Assessment

- B.1.1 The Site was assessed for the likelihood of it supporting roosting bats or of being of value to bats roosting off-Site in the local area. The assessment followed current best practice (Collins 2016) and took the following into consideration:
- Habitat context (the overall Site and its wider surroundings were evaluated for the potential to support commuting and/or foraging bat species);
 - Light levels;
 - Temperature stability;
 - Protection from the elements;
 - Access for bats into the interior of the building; and
 - Potential roost sites in external and internal features of the building.

Habitats

- B.1.2 A habitat assessment of the Site and immediate environs (up to 5 km) for its value to foraging and commuting bats was undertaken. This primarily utilised readily available aerial photography and maps from open source data such as *MAG/C* and Google Earth. The purpose of this element is to enable an assessment of the relative value of the Site for bats in the local landscape.

Buildings and structures

- B.1.3 All buildings and structures were inspected, both externally and internally (where safe access permitted), for their potential to support bats. Ladders, high-powered torches and endoscopes were used where necessary.
- B.1.4 The buildings and structures were thoroughly searched for signs of bats; including:
- absence of cobwebs (high/dense occurrence of cobwebs often, although not conclusively, suggest no/limited bat use of features/roof voids);

- potential access and egress routes for bats into and out of likely roosting sites (internally such features may be indicated by light shining into internal building voids from the exterior of the building or damage to the internal lining of the roof);
- evidence of the use of potential access points by bats, such as scattered droppings, urine staining or scratching around entrances;
- actual bats (live, corpses or skeletons);
- feeding remains such as moth and butterfly wings;
- bat droppings; and
- potential roosting locations as bats and their signs are not always visible.

B.1.5 Certain features and areas within buildings have stronger associations with finding bat evidence. Therefore, these locations were the focus of the survey, including but not restricted to:

- Dividing walls/chimney breasts;
- Underneath ridge beams;
- Beneath hip joins and junctions;
- Timber/wall joints; and
- Raised lead flashing.

B.3 Evaluation

Habitats

B.3.1 The habitats were assessed against the criteria and descriptions of Priority Habitats to determine if they could be considered as Priority Habitat and, therefore, likely to have greater implication on developing the Site.

B.3.2 Habitats were also considered in relation to their wider landscape integration, notably connectivity and acting as a buffer to other habitats or protected sites.

B.3.3 The habitat condition assessments followed the habitat condition criteria set out in the Statutory Biodiversity Metric guidance.

Species

B.3.4 The Site was assessed in terms of its potential to support protected and notable species with particular attention being paid to those listed in paragraph B1.3. It takes account of habitats present on Site, the desk study species data, connectivity to known records and other suitable habitat and geographic range of species. For example, a Site may have suitable habitat for sand lizard but is outside the species geographic distribution and as such would not be considered in the evaluation of the Site. Another example would be if water vole were returned in the desk study data but there was no watercourse within the site or within a zone of influence which may be indirectly affected by pollution run-off.

Foraging / Commuting Bats

- B.3.5 The BCT Guidelines use the criteria shown in Table B3.1 to categorise the potential value of habitats and features for use by foraging and commuting bats and these have been used to characterise the value of this site.

Table B3.1 Categories for determining bat foraging/commuting suitability

Suitability	Typical Foraging & Commuting Features
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by another habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.

Bats – Roosting Bats – Structures/Trees

- B.3.6 A bat roost assessment of all structures and tree present was carried out by Katie Dalton level 2 licenced bat surveyor on the 10th of December 2024. The trees were assessed from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023) – hereafter referred to as the ‘BCT Guidelines’. The system shown in Table B3.2 was therefore used to categorise the bat roost suitability of any features found.

Table B3.2 Categories for determining bat roost suitability

Suitability	Typical Roosting Feature
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.</p>
Moderate	A structure or 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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).

Suitability	Typical Roosting Feature
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 & potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Other Species

- B.3.7 The Site was also appraised for its suitability to support other protected or notable fauna e.g. invertebrates with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

C. METADATA, SURVEY CONDITIONS AND LIMITATIONS

C.1 Metadata

Factor	Detail
Data	Habitats described and mapped in accordance to JNCC (2010). Target notes of specific features. Bats: Landscape habitat review, habitat assessment and structure assessment.
Reason for collection	To provide baseline ecological data to inform master planning, planning applications and appropriate mitigation in relation to proposed development.
Location	14 Blackburn Road, West Hampstead, London, NW6 1RZ, approximate central grid reference: TQ 25615 84684
Date	10 th December 2024
Method of collection	Phase 1 Habitat Survey: JNCC (2010). Initial bat assessments following current best practice (Collins, 2023).
Who collected	Katie Dalton BSc (Hons) MRSB ACIEEM Lili Timms MSc, BSc

C.2 Survey Conditions

Date	Start Time	Preceding days	Cloud (%)	Sun	Temp. (°C)	Precipitation	Wind (Beaufort scale & direction)
10/12/2024	10:30-11:30	Cloudy, rain	80	Cloudy	6	None	2 N

C.3 Limitations Review

Consideration	Comment
Survey & data	
Personal competence, i.e. qualifications, training, skills, understanding, experience	All survey works were undertaken by or directly supervised by personnel experienced in ecological surveying (see meta data; Section C1). <u>Katie Dalton BSc (Hons) MRSB ACIEEM</u> has over 7 years' experience in ecological consultancy, including an experience of performing the survey work and assessments undertaken at Site along with technical reporting. Katie hold a Level 2 Bat Licence. <u>Jonathan Wood BSc (Hons) MCIEEM</u> has over 10 years' experience in ecological consultancy, including an experience of performing and coordinating the survey work and assessments undertaken at Site. <u>James Patmore CEng CEnv MCIEEM</u> has over 22 years of experience in ecological consultancy, including an extensive amount of experience performing and directing ecological survey work and assessments.
Resources (equipment and/or personnel)	Appropriate resources and suitably qualified personnel were used.
Time spent surveying	Sufficient time was spent on site to undertake all surveys. No surveys were 'cut short'.
Data (e.g. arising from incomplete or inappropriate surveys)	The data used and collected were sufficient for the purpose of the works. The data held by PTES on the Big Hedgehog Map is the output of various surveys including citizen science and as such a degree of caution should be applied when depending solely on these data to inform impacts as data may not have been verified.
Lack of statistical robustness and higher uncertainties	Statistical analysis of data was not deemed necessary for the purpose of the current works.
Old and out of date data	Due to the format of data provided by the local record centre, certain protected and notable species records include outdated data i.e. records ten years and older. The remaining data used to complete this Ecological Assessment were current and up to date.
Timing or seasonal constraints and suboptimal survey periods	The survey was conducted in December 2024. This is outside the optimal period for habitat surveys however given the habitats on site were largely urban this is not deemed significant.
Partial use of and/or departures from good practice guidelines	All surveys accorded with the relevant best practice guidelines.
Site conditions & other factors	
Adverse weather conditions	No significantly adverse weather conditions were encountered during the survey work undertaken at the Site that would be considered to have significantly adversely impacted the reliability and/or accuracy of data collected.
Restricted access to site or part of site	No restricted access to the Site.
Unrealistic deadlines	No restrictions on survey data collected or analysed to date are as a result of unrealistic deadlines.
Unproven or untested measures for mitigation and compensation	N/A
Evaluation of conservation value and impacts	The evaluation of the conservation value of habitats and species associated (or potentially associated) with the site and impacts of the development, are based on the current information available. This evaluation will need to be reviewed and updated as necessary should a considerable period of time (24 months) elapse and/or more data from other survey work (on and within 500 m of the site) becomes available.

D. DESK STUDY SCOPING EXERCISE

- D.1.1 A data search on *MAGIC* and other web-based data sources was completed on 27th November 2024. A summary of features checked is provided in Tables D1.1. to D1.5.
- D.1.2 A review of the Woodland Trust Ancient Tree Inventory highlighted one notable tree within 1 km of the Site. There is:
- One veteran Pedunculate Oak (ID: 191248) lies approximately 700m northeast of the Site.

Table D1.1 Statutory nature conservation sites within 2 km of the Site (extending to 5 km for European designated sites)

Site designation	Number of sites				
	Total	On Site	0-1 km	1-2 km	2-5 km
AONB	0	0	0	0	0
LNR	0	0	0	3	6
NNR	0	0	0	0	0
National Park	0	0	0	0	0
Ramsar	0	0	0	0	0
SSSI	0	0	0	0	2
SAC	0	0	0	0	0
SPA	0	0	0	0	0
Impact Risk Zone	Yes – West Hampstead Woods SSSI (5km).				

Table D1.2 Priority (and notable) habitats within 1 km of the Site

Broad category	Priority Habitat Inventory	Other habitats	On Site	0-1 km
Coastal	Saltmarsh		0	0
	Sand Dunes		0	0
	Vegetated Shingle		0	0
	Maritime Cliffs and Slopes		0	0
	Mudflats		0	0
	Saline Lagoons		0	0
Grassland	Calaminarian Grassland		0	0
	Coastal and Floodplain Grazing Marsh		0	0
		Good quality semi-improved grassland (non-priority)	0	0
	Lowland Calcareous Grassland		0	0
	Lowland Dry Acid Grassland		0	0
	Lowland Meadows		0	0
	Purple Moor Grass and Rush Pasture		0	0
	Upland Calcareous Grassland		0	0
	Upland Hay Meadows		0	0
Heath	Lowland Heathland		0	0
	Mountain Heaths and Willow Scrub		0	0
	Upland Heathland		0	0

Broad category	Priority Habitat Inventory	Other habitats	On Site	0-1 km
Limestone pavements	Limestone Pavements		0	0
Marine	Intertidal Substrate Foreshore		0	0
Wetland	Blanket Bog		0	0
	Lowland Fens		0	0
	Lowland Raised Bog		0	0
	Reedbeds		0	0
	Upland Flushes, Fens and Swamps		0	0
Woodland		Ancient: Semi-natural	0	0
		Ancient: Replanted	0	0
	Deciduous Woodland		0	14 blocks of 20 parcels
		National Inventory of Woodland & Trees ¹	0	0
	Traditional Orchards		0	0
	Wood pasture and Parkland BAP Priority Habitat		0	0
Trees ²		Ancient, veteran or notable trees	0	0
Other		Fragmented heath (Non-Priority)	0	0
		Grass Moorland (Non-Priority)	0	0
		No main habitat but additional habitat exists	0	0
	Open Mosaic Habitat		0	0
Notes 1. Not notable habitats but provide information to guide mitigation 2. Woodland Trust Ancient Tree Inventory				

Table D1.3 European Protected Species license applications within 1 km and 5 km (bats) of the Site. NB excluding GCN, see Table D1.4.

Protected species licence applications	Number of applications				
	Total	On Site	0-1 km	1-2 km	2-5 km
Bat	13		✓	✓	✓
Species covered by the bat licences					
Alcathoe bat					
Barbastelle					
Bechstein's bat					
Brandt's bat					
Brown long-eared bat					
Common pipistrelle	12		✓	✓	✓
Daubenton's bat					
Greater horseshoe bat					
Grey long-eared bat					
Leisler's bat					
Lesser horseshoe bat					

Protected species licence applications	Number of applications				
	Total	On Site	0-1 km	1-2 km	2-5 km
Nathusius pipistrelle					
Natterer's bat					
Noctule					
Pipistrelle sp.					
Serotine					
Soprano pipistrelle	3			✓	✓
Whiskered bat					
Notes 1. As depicted on <i>MAGIC</i>					

Table D1.4 Great crested newt data within 1 km of the Site

Data source	Number of records		
	Total	On Site	0-1 km
NE Class licence database ¹	0	0	0
NE country-wide survey data ¹	0	0	0
Development licenses ¹	0	0	0
Notes 1. As depicted on <i>MAGIC</i>			

Table D1.5 Notable fauna in relation to the Site

Species	On Site	0-1 km
Farmland bird assemblages¹		
Arable (max number of species)	0	0
Grassland (max number of species)	0	0
Black grouse		
Cirl bunting		
Corn bunting		
Curlew		
Grey partridge		
Lapwing		
Redshank		
Snipe		
Stone curlew		
Tree sparrow		
Turtle dove		✓
Twite		
Yellow wagtail		
Mammals		
European hedgehog ²	0	8
Notes 1. As depicted on <i>MAGIC</i> 2. As depicted on the Big Hedgehog Map (PTES, 2024)		

E. DETAILED SURVEY RESULTS

English Name	Scientific Name
<i>Plants</i>	
Buddleia	<i>Buddleja</i>
Sycamore	<i>Acer pseudoplatanus</i>

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