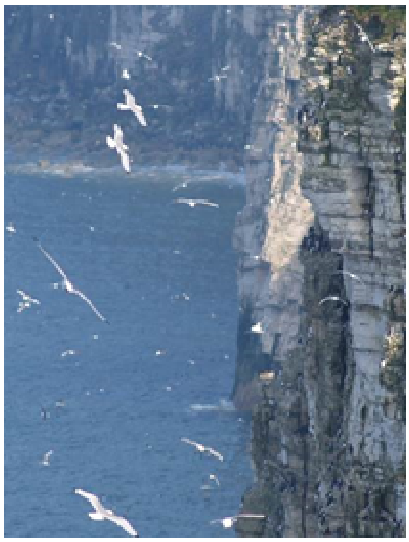

Preliminary Ecological Appraisal

77-79 Charlotte Street, London

For

Charlotte Street Property Ltd

Project No.: AHUS105 / 001 / 001 / 002

February 2015

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Figure 1 Site Location, Study Area and Desk Study Results
Figure 2 Extended Phase 1 Habitat Survey Map
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1. Summary and Main Recommendations

1.1 Summary

1.1.1 Charlotte Street Property Ltd is proposing to demolish one building to facilitate the construction of a new building at 77-79 Charlotte Street, London. The new building will comprise a mix of office and residential accommodation.

1.1.2 The brief was to undertake a Preliminary Ecological Appraisal of the site and discuss the legal and planning policy issues associated with the proposed development and biodiversity. To that end, a desk study and extended Phase 1 habitat survey was undertaken at the site to gather baseline ecological data.

1.1.3 The main findings of the desk study were that the site is within 2km of one statutory designated site and 30 non-statutory sites. There are 455 parcels of Habitats of Principal Importance listed under Section 41 of the NERC Act 2006 within 2km of the site. The desk study also provided records of protected species and Species of Principal Importance within a 1km radius of the site, including plants, birds and mammals.

1.1.4 During the field survey, the site was found to be dominated by buildings and hard standing.

1.2 Main Recommendations

1.2.1 The following suggestions are made to enhance the value of the site for biodiversity following completion of the development, in line with the National Planning Policy Framework (2012):

- The incorporation of a green roof;
- The use of native species or species with a known benefit to wildlife;
- The incorporation of bird boxes on the building; and
- The incorporation of an 'Insect Hotel' placed in full or partial sunlight on the green roof.

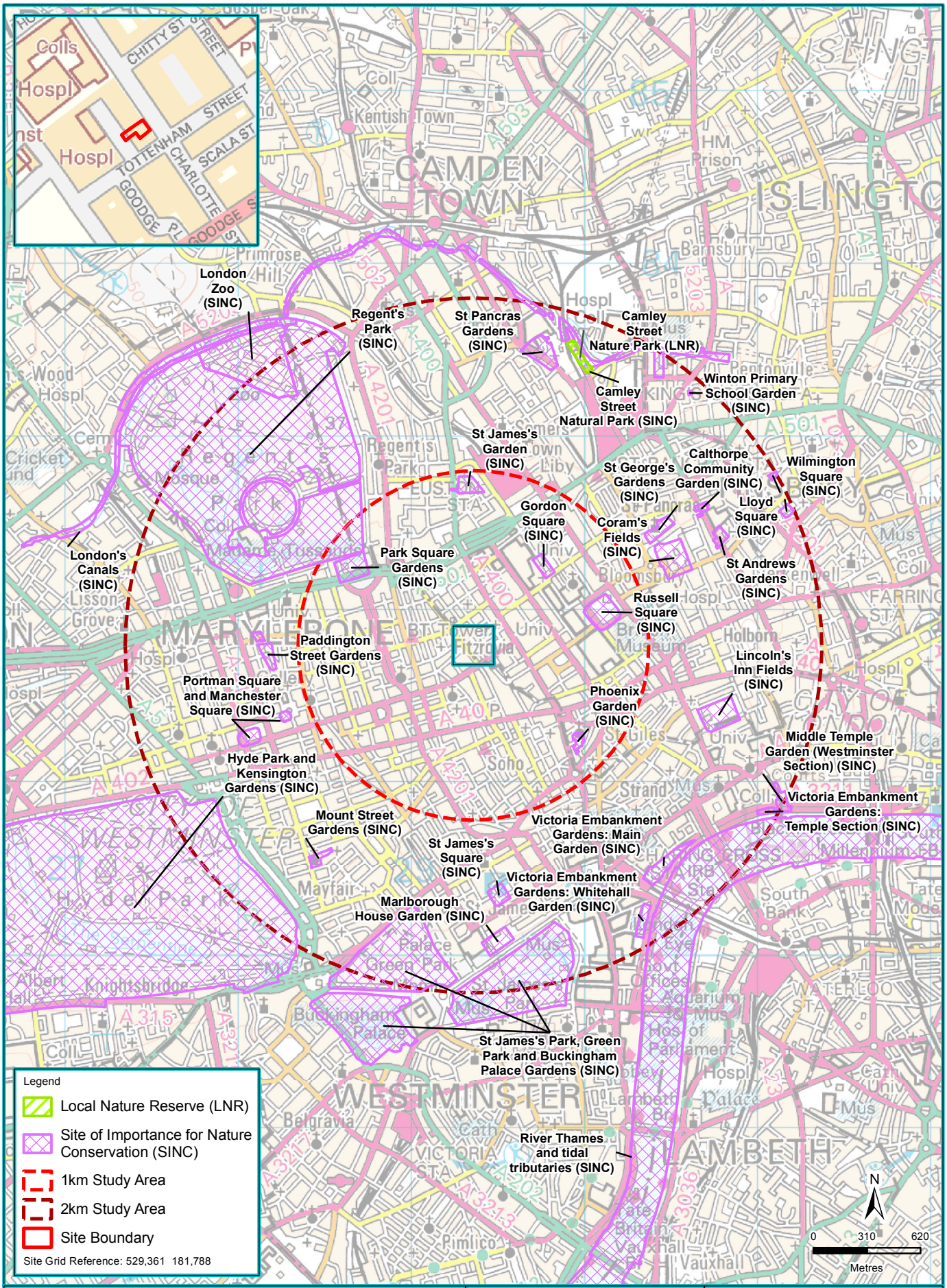

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Figure Title: Site Location, Study Area and Desk Study Results		Drawn: AC	Checked: NS
		Date: 26/01/2015	Date: 26/01/2015

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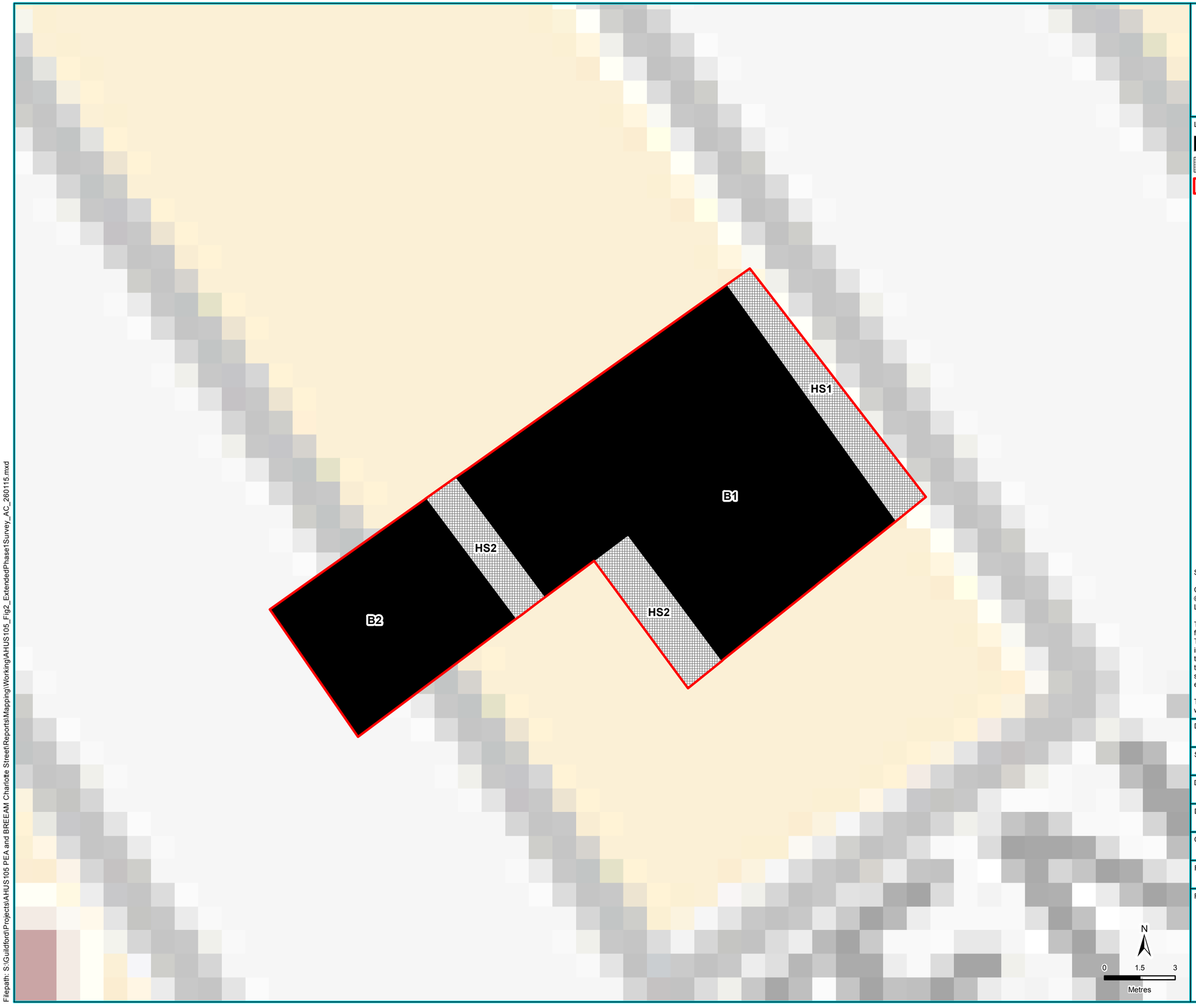

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Legend

- Building
- Hard Standing
- Site Boundary

Site Grid Reference: 529,361 181,788

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This map has been drawn at a sufficient level of accuracy to fulfil the requirements of a Phase 1 baseline habitat survey. The level of accuracy depends on both the size of the area involved and the base mapping. Every effort has been made to create a map that is as accurate as possible. However, this map is not intended to represent a scaled landscape survey so should not be used to pin-point accurate engineering work or as a basis for detailed site planning.

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Date: 26/01/2015	Date: 26/01/2015
Client	Charlotte Street Property Ltd
Figure Number	2
Figure Title	Extended Phase 1 Habitat Survey Map

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Photograph 1:
Area of hard standing to the east of the site.

Photograph 2:
Existing building (B1 on Figure 2).

Photograph 3:
Garage onto Tottenham Mews (B2 on Figure 2).

Client: Charlotte Street Property Ltd		Drawing Ref: AHUS105/17915/1	
Figure Number: 3		Scale at A4: Not applicable	
Figure Title: Photographs of the Site		Drawn: AC	Checked: NS
		Date: 27/01/2015	Date: 27/01/2015

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2. Introduction

2.1 Development Background

2.1.1 Charlotte Street Property Ltd is proposing the demolition and redevelopment of 77-79 Charlotte Street, London. Office accommodation will be provided in the basement and ground floor levels, whilst the upper floors will be for residential use. The garage building use may be being retained; however the main building will be demolished. The proposals described above are hereafter referred to collectively as 'the development'.

2.1.2 The development will be located on an area of 0.024ha, within the current building footprint (grid reference TQ 29380 81804). The site spans between Charlotte Street and Tottenham Mews in Fitzrovia, Camden and is located within a conservation area, with the existing building being identified as a having a 'neutral' impact on the conservation area. The area affected by the development is hereafter referred to as 'the site'.

2.1.3 It is understood a planning application for the development is to be submitted to Camden Council in February 2015.

2.2 The Brief and Objectives

2.2.1 Charlotte Street Property Ltd commissioned Thomson Ecology on 12th January 2015 to undertake a Preliminary Ecological Appraisal of the development site. The brief was to:

- Conduct a desk study comprising the purchase and collation of third-party data on statutory and non-statutory designated sites within 2km of the site, and records of protected species and species of conservation concern within 1km of the site;
- Carry out an extended Phase 1 habitat survey of the site to record the habitats and plant species present and make an assessment of the potential of the site to support protected species and species of conservation concern;
- Produce a combined report for the extended Phase 1 habitat survey and desk study, giving the methodology and results of the surveys, a discussion of any relevant potential legal and / or planning policy issues, and our recommendations as to how these may be overcome; and
- Provide appropriate digitised mapping.

2.3 Limitations

2.3.1 The species data collated during the desk study is mainly derived from records submitted by members of the public and ad hoc surveys undertaken by volunteers. Therefore, it should not be taken as a definitive list of the protected species and other species of conservation concern that occur in the local area.

2.3.2 The extended Phase 1 habitat survey was undertaken during January, which is considered a sub-optimal survey period for botanical survey. However, as the site was dominated by building and hard standing, this is not considered to be a significant limitation.

2.3.3 This report is based on the development boundary and layout shown within the Pre-Application Statement (Cove Burgess, October 2014). Subsequent changes to either may result in a requirement to reassess the potential impacts of the development and the requirements for avoidance, mitigation and enhancement.

2.4 Surveyors

2.4.1 The field survey was conducted by Verity Dickie BSc GradCIEEM. Verity has over two years experience working as a professional ecologist and is a graduate member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

3. Methodology

3.1 Desk Study

3.1.1 A study area was defined that encompasses the site and all land within 2km of the perimeter of the site, see Figure 1. Greenspace Information for Greater London (GiGL) was contacted on 15th January 2015 and asked to provide up-to-date information on sites designated for their nature conservation value, local nature reserves, records of protected species and other species of conservation concern and any other information that they consider relevant. Records of designated sites were sought for the full study area, whereas records for species were sought for part of the study area encompassing the site and within 1km of the perimeter of the site.

3.1.2 In addition, published data was consulted including the following:

- The Multi-Agency Geographical Information for the Countryside (MAGIC);
- National Planning Policy Framework (2012); and
- Camden Core Strategy 2010 - 2025.

3.2 Field Survey

3.2.1 A survey area was defined that encompassed the site, see Figure 2.

3.2.2 A Phase 1 habitat survey (JNCC, 2010; IEA, 1995) was conducted throughout the survey area. Phase 1 habitat survey is a standard technique for rapidly obtaining baseline ecological information over a large area of land. It is primarily a mapping technique and uses a standard set of habitat definitions for classifying areas of land on the basis of the vegetation present. For this survey, the technique was modified (or extended) to provide more detail over a smaller area, and give further consideration to fauna. The standard habitat definitions were used with an additional category of coarse grassland for unmanaged, secondary grasslands that are species poor.

3.2.3 The dominant and readily identified species of higher plant species from each habitat type within the survey area were recorded and their abundance was assessed on the DAFOR scale:

D	Dominant
A	Abundant
F	Frequent
O	Occasional
R	Rare

3.2.4 These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2010).

3.2.5 Target notes were made for any features which were too small to map or are of particular ecological interest.

3.2.6 The habitats identified were evaluated for their potential to support protected species and other species of conservation concern, including priority species. However, no specific faunal surveys were undertaken.

3.2.7 The survey was conducted on 22nd January 2015.

4. Results

4.1 Background

4.1.1 The contents of the results section are the factual results of the desk study and extended Phase 1 habitat survey. Excluded from this section is the assessment of the site to support species of conservation concern not recorded during the survey. Instead, potential further ecological issues are discussed in Section 6.

4.2 Desk Study

4.2.1 Responses were received from the GIGL on 26th January 2015. The results are summarised below and the locations of designated sites are shown on Figure 1.

Designated Sites

4.2.2 There is one statutory designated site within 2km of the site boundary; Camley Street Nature Park Local Nature Reserve (LNR) is located approximately 1.6km from the site boundary. Additionally, there are a total of 30 non-statutory designated sites, all of which are Sites of Importance for Nature Conservation (SINCs). The closest of these is Gordon Square SINC which is located approximately 0.55km from the site boundary.

Table 1. Designated Sites within 2km of the Site

Site Designation	Grid Reference	Area (ha)	Distance to Site (km)	Description
Statutory Designated Sites (LNR)				
Camley Street Nature Park	TQ299834	0.84	1.69	Urban wild space containing a range of habitat examples created on formerly vacant land.
Non-Statutory Designated Sites (SINC)				
Gordon Square	TQ2976882247	0.83	0.56	A small square with a number of mature trees and a range of bird species.
Russell Square	TQ3010781977	2.65	0.65	A large square with good numbers of mature trees.
Park Square Gardens	TQ2865982238	2.28	0.72	A garden square particularly valuable for birds with planted shrubbery, scattered trees and secondary woodland.
Phoenix Garden	TQ2996781234	0.49	0.76	A community garden with a open meadow area, rockery and a pond.

Site Designation	Grid Reference	Area (ha)	Distance to Site (km)	Description
Regent's Park	TQ2807482882	132.0	0.83	A site particularly important for its wide variety of breeding birds.
St James's Gardens	TQ2932982712	1.13	0.87	A former churchyard which is now a small park with plenty of trees and shrubs providing nest sites for birds.
Portman Square and Manchester Square	TQ2811481285	1.31	1.12	Two squares rich in wildlife with habitats including scattered trees, planted shrubbery and semi-improved neutral grassland.
Paddington Street Gardens	TQ2816281757	1.14	1.13	An attractive formal park and a smaller, secluded garden, with a good range of common birds.
Coram's Fields	TQ3051582292	3.11	1.16	A park with a range of facilities for children with numerous mature trees.
St George's Gardens	TQ3043582458	1.07	1.17	A former churchyard, now a small park with plenty of mature trees and shrubs.
Lincoln's Inn Fields	TQ3043582458	2.95	1.33	The largest of the London squares well known for its magnificent old plane trees which are some of the first to be planted in Britain.
St James's Square	TQ3078181388	0.96	1.38	A garden square with a number of mature trees and a good range of nesting birds.
Mount Street Gardens	TQ2950880345	0.58	1.42	A small public garden with several old London plane trees.
Calthorpe Community Gardens	TQ2846580557	0.34	1.49	A community garden with a good range of wildlife habitats.
St Andrews Gardens	TQ3068282580	0.60	1.50	A former churchyard, now a small park with plenty of trees and shrubs.
St James's Park, Green Park and Buckingham Palace Gardens	TQ307868241	58.60	1.52	These sites form a large area of open space in central London and provides habitats for a surprising diversity of birds and other wildlife.

Site Designation	Grid Reference	Area (ha)	Distance to Site (km)	Description
Victoria Embankment Gardens: Main Garden	TQ2915779826	1.88	1.63	A riverside park with a range of common bird species.
Marlborough House Gardens	TQ3046280516	1.46	1.63	Contains habitats including acid grassland, planted shrubbery and scattered trees.
St Pancras Gardens	TQ2950080077	2.26	1.64	An old church yard with a range of habitats including hedgerows, scattered trees, tall herbs and vegetated walls.
Camley Street Natural Park	TQ2975483487	5.17	1.68	A park featuring a valuable mosaic of habitats and home to a variety of amphibians.
River Thames and Tidal Tributaries	TQ3026383481	1771.44	1.72	A habitat home to many fish and birds, creating a wildlife corridor running right across London.
Hyde Park and Kensington Gardens	TQ3549478996	252.29	1.73	The largest area of open space in central London, recognised as having considerable importance for bird species.
London Zoo	TQ2700680240	15.63	1.77	A site of national importance for environmental education and of international conservation importance for some of its captive breeding programmes.
Victoria Embankment Gardens: Whitehall Garden	TQ2808083450	0.88	1.78	An attractive public garden beside the River Thames with a number of old trees.
Victoria Embankment Gardens: Temple Section	TQ3034180195	0.29	1.88	A small public park supports a very good range of common birds.
Middle Temple Garden (Westminster Section)	TQ3105080829	0.84	1.90	Site represents one of the largest areas of green space in the City of London, supporting a fair amount of wildlife interest.

Site Designation	Grid Reference	Area (ha)	Distance to Site (km)	Description
Winton Primary School Garden	TQ3114480891	0.05	1.90	A small school nature area containing a pond and dipping platform.
Wilmington Square	TQ3061483249	0.36	1.92	A town square that has been planted with a wide range of native trees and shrubs.
London's Canals	TQ3117382566	9.01	1.93	Canals providing a home for many fish and aquatic flora including a number of locally uncommon species.
Lloyd Square	TQ2818983489	0.13	1.95	A small privately managed square maintained in a sensitive way for wildlife.

Ancient Woodland outside designated sites

4.2.3 No ancient woodlands occur within the site or were identified within 2km of the site perimeter during the desk study.

Priority Habitats outside designated sites

4.2.4 The desk study identified 455 parcels listed as Habitats of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 within 2km of the site. These included 451 parcels of deciduous woodland and four mudflat habitat parcels.. Due to the large number of parcels only details of the closest habitat parcels to the site for each priority habitat type are given in Table 2.

Table 2: Habitats of Principal Importance within 2km of the Site.

Habitat Type	Grid Reference	Approximate Distance to Site of Closest Habitat Parcel (km)
Deciduous woodland	TQ64135	0.43
Mudflats	TQ89991	1.72

Protected Species and Species of Conservation Concern

4.2.5 Records of protected species of conservation concern were identified during the desk study. Details of the species are given in Table 3, and include plants, birds and mammals. Only records within the last ten years and the closest records to the site for each species have been included. Where multiple records exist for the same species, the most recent record has been used.

Table 3: Records of Protected and Other Species of Conservation Concern derived from the desk study

Common Name	Scientific Name	WCA Sch1, 5 or 8	SPI	London BAP species	Red Data Book	Other	Distance from site (km)	Source
Plants								
Cat-mint	*Nepeta cataria*				✓		0.91	GiGL
Cornflower	*Centaurea cyanus*		✓				0.75	GiGL
Corn marigold	*Glebionis segetum*				✓		0.75	GiGL
Birds								
Kestrel	*Falco tinnunculus*					✓	0.94	GiGL
Swift	*Apus apus*						0.73	GiGL
Dunnock	*Prunella modularis*			✓		✓	0.94	GiGL
Song thrush	*Turdus philomelos*			✓	✓	✓	0.94	GiGL
Goldcrest	*Regulus regulus*					✓	0.94	GiGL
Firecrest	*Regulus ignicapilla*	✓ (1)				✓	0.73	GiGL
Starling	*Sturnus vulgaris*			✓	✓	✓	0.14	GiGL
House sparrow	*Passer domesticus*		✓	✓	✓	✓	0.21	GiGL
Mammals								
West European hedgehog	*Erinaceus europaeus*		✓	✓		✓	0.92	GiGL

HSR = Conservation of Habitats and Species Regulations, 2010 (as amended)

WCA = Wildlife and Countryside Act 1981, as amended

SPI = Species of Principal Importance under Section 41 of the NERC Act 2006

BAP = Biodiversity Action Plan

GIGL = Greenspace Information for Greater London

Other = Local species of conservation concern

4.3 Field Survey

Habitats and Flora

4.3.1 The following Phase 1 habitat types were identified on site:

- Building; and
- Hard standing.

4.3.2 These habitats are described below and their distribution is given on Figure 2. Photographs of the habitats are shown on Figure 3.

Building

4.3.3 There are two buildings on site (Building B1 and B2 on Figure 2). B1, which is 147m^2, is a six-storey glass fronted building with a flat roof. B2, which is 53m^2 in area, is a flat-roof garage building constructed of brick.

Hard Standing

4.3.4 There are three areas of hard standing within the site boundary, located at basement level. HS1 on Figure 2 is located to the east of the site at the front of B1. It is currently used as a walkway to a small storage shed and is 17.5m^2 in area. HS2 on Figure 2 is split into two separate areas, both located to the centre of the site. These areas are used as a storage area for plant. Within areas of HS2, a small number of ruderal plant species are present covering approximately 3% of the total area. Plant species present include dandelion (*Taraxacum officinale* agg.), butterfly bush (*Buddleja davidii*) and bristly ox-tongue (*Picris echioides*). HS2 covers a total area of 22m^2.

5. Legislation and Planning Policy Issues

5.1 Background

5.1.1 The content of the legislation and planning policy section is the legislation and planning policy issues that we know are relevant based on this desk study and extended Phase 1 habitat survey. The legislation and policy issues that might arise following further surveys are excluded. Potential further ecological issues are discussed in Section 6. A detailed description of the method for this section is given in Appendix 1.

5.2 Designated Sites

5.2.1 One statutory designated site (LNR) and 30 non-statutory designated sites (SINCs) are within 2km of the site boundary (See Table 1 in Section 4). LNR's are protected under domestic legislation, namely the National Parks and Access to the Countryside Act 1949 which protects LNR's from adverse effects of development. LNR's receive some protection through the National Planning Policy Framework (NPPF) which states that '*The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes….and minimising impacts on biodiversity and providing net gains in biodiversity*'.

5.2.2 The proposed development should not have any direct or indirect negative effects on the statutory designated site within 2km of the development site for the following reasons:

- The LNR is separate from the proposed development by 1.69 km comprising significant urban barriers, in particular roads and residential areas; and
- The proposed development is small in scale and will be confined to the site boundary so will therefore not have any direct effects.

5.2.3 The development proposals should therefore be compliant with the relevant legislation and the NPPF with respect to statutory designated sites.

5.2.4 Thirty non-statutory designated sites, all of which are Sites for the Importance of Nature Conservation (SINC's), lie within 2km of the proposed development boundary. SINC's receive protection through the London Plan (2011) which states that "*development proposals should give strong protection to sites of importance for nature conservation*" and through Policy CS15 of the Camden Core Strategy (2010) which states: "*The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by protecting other green areas with nature conservation value, including gardens, where possible.*"

5.2.5 The proposed development should not have direct or indirect adverse effects on the 30 SINC's located within 2km of the proposed development site for the same reasons listed in Section 5.2.2. Therefore, the proposed development should comply with legislation and local policies with regards to designated sites.

5.3 Priority Habitats

5.3.1 The desk study recorded three types of Habitats of Principal Importance within 2km of the site boundary. These are deciduous woodland and mudflat. The closest of these is a parcel of

deciduous woodland located 0.43km from the site boundary. Section 40 of The NERC Act (2006) places a duty on all public bodies, including planning authorities, to have regard for biodiversity in exercising their functions. Planning authorities should have particular regard to the HPI's (priority habitats) listed under Section 41 of the act which should be treated as a material consideration in the planning process

5.3.2 Priority habitats are also protected by the National Planning Policy Framework (NPPF) which states that council policies should, *"promote the preservation, restoration and re-creation of priority habitats".*

5.3.3 It is considered that these habitats of principal importance will not be affected by the development due to the same reasons set out in Section 5.2.2. The development proposals should therefore be compliant with the relevant legislation and planning policy with respect to HPI's.

5.4 Ancient Woodland

5.4.1 No areas of ancient woodland occur on site or were located within 2km from the development site boundary during the desk study. Therefore there are no known planning policy issues with regards to ancient woodland and the development proposals.

5.5 Ecological Enhancement

5.5.1 Central and local government policy now points towards ecological enhancement on development sites. The NPPF requires that: "*The planning system should contribute to an enhance the natural and local environment by protecting and enhancing valued landscapes…and minimising impacts on biodiversity and providing net gains in biodiversity.* In addition, Policy CS15 of the Camden Core Strategy (2010) states: "*the Council will protect and improve sites of nature conservation and biodiversity…by seeking to improve opportunities to experience nature...including through biodiverse green or brown roofs and green walls.*

6. Potential Further Ecological Issues

6.1 Background

6.1.1 The potential further ecological issues section sets out our assessment of the potential of the site to support protected species and other species of conservation concern which were not detected during the extended Phase 1 habitat survey, either because their presence is seasonal or because specialist survey techniques are required. Further survey work or appropriate mitigation is likely to be required before these issues can be addressed. Further information on the methods of assessment is given in Appendix 1.

Plants

6.1.2 Cornflower was recorded in the desk study as occurring within 1km of the site. As a Post-2010 Biodiversity Framework species this receives protection through national and local planning policies. Additionally, cat-mint and corn-marigold were recorded within the desk study which are both red-listed plant species. However, the extended Phase 1 habitat survey recorded these species as absent from the site itself and there should be no planning issues with respect to these species.

Birds

6.1.3 A number of bird species were recorded within the desk study as occurring within 1km of the site. However, no suitable habitat to support breeding birds was recorded during the extended Phase 1 habitat survey and therefore there should be no legal or planning policy issues with respect to these species and the development.

Hedgehog

6.1.4 Hedgehog is a Species of Principal Importance under Section 41 of the NERC Act 2006. Hedgehog was identified during the desk study as occurring within 1km of the site boundary. However, as no suitable habitat to support hedgehog was recorded during the field survey, there should be no legal or planning issues with respect to this species and the development.

7. Recommendations

7.1 Ecological Enhancements

7.1.1 The following suggestions would enhance the value of the site for biodiversity in line with national and local planning policy:

- The incorporation of a green roof;
- The use of native species or species with a known benefit to wildlife;
- The incorporation of bird boxes on the building; and
- The incorporation of an 'Insect Hotel' placed in full or partial sunlight on the green roof.

7.2 Further Survey

7.2.1 There is no further survey recommended for this development site.

8. Conclusion

8.1.1 The desk study identified one statutory site and 30 non-statutory sites within 2km of the site boundary. Additionally, a number of plant, bird and mammal species were recorded within 1km of the site boundary. Building and hard standing were recorded on site during the extended Phase 1 habitat survey. No further surveys for this development are recommended, therefore there are no legal and planning policy issues with regard to this development and ecology.

9. References

9.1.1 Camden Core Strategy (2010) *Camden Core Strategy* 2010 – 2025.

9.1.2 HM Government (2012). *National Planning Policy Framework.* Department for Communities and Local Government.

9.1.3 HM Government (2010) *The Conservation of Habitats and Species Regulations*.

9.1.4 HM Government (2006). *Natural Environment and Rural Communities Act.*

9.1.5 HM Government (1981) *Wildlife and Countryside Act, as amended.*

9.1.6 CIEEM Chartered Institute of Ecology and Environmental Management (2013) *Guidelines for Preliminary Ecological Appraisal.* Chartered Institute of Ecology and Environmental Management, Winchester.

9.1.7 Institute of Environmental Assessment (1995) *Guidelines for Baseline Ecological Assessment*. E & FN Spon, London.

9.1.8 JNCC (2010) *Handbook for Phase 1 habitat survey: A technique for environmental audit.* Joint Nature Conservancy Committee, Peterborough.

9.1.9 London Plan (2011) *Spatial Development Strategy for Greater London.* Greater London Press.

9.1.10 Stace C (2010) *New Flora of the British Isles (third edition).* Cambridge University Press, Cambridge.

Appendix 1 - Assessment Methodology

9.2 Identification of Legal and Planning Policy Issues in England

Scope of Assessment

9.2.1 The first step is to identify any biodiversity features found on the site that are subject to legal or policy controls, as follows:

Designated Sites

9.2.2 The location of the site is compared to the distribution of sites with a statutory or non-statutory nature conservation designation using information derived from the desk study. Consideration is given to designated sites that could be affected directly or indirectly by the proposed development.

Habitats outside Designated Sites

9.2.3 The habitats known to occur on the site are compared to those which receive some protection, in law or policy, outside of designated sites i.e. hedgerows, uncultivated land and semi-natural areas, habitats listed as priorities in the home nation biodiversity strategies, habitats listed as Habitats of Principal Importance for the Conservation of Biodiversity by the Secretary of State and local priority habitats listed as requiring action (formerly under the Local Biodiversity Action Plans).

Ancient Woodland

9.2.4 The ancient woodland inventory is checked to determine whether any known ancient woodland occurs either on the site or nearby.

Protected Species

9.2.5 The species known to occur on the site as a result of the desk study and Phase 1 habitat survey are compared with those listed in nature conservation legislation i.e. the Wildlife and Countryside Act 1981, as amended, the Conservation (Habitats &c) Regulations 2010.

9.2.6 In addition, the species known to occur on the site as a result of the desk study and Phase 1 habitat survey are compared with those listed in animal welfare legislation, i.e. the Badgers Act 1992 and the Wild Mammals (Protection) Act 1996.

Priority Species

9.2.7 The species known to occur on the site are compared with those listed as priority species (i.e. Species of Principal Importance for the Conservation of Biodiversity in the country concerned) or those requiring action on the local priority species lists (Local Biodiversity Action Plans).

Other Species of Conservation Concern

9.2.8 The species known to occur on the site are compared with other nature conservation listings, such as red data books.

Invasive Plant Species

9.2.9 The species of plant present on the site are compared with those listed by government agencies as invasive non-natives, with particular attention given to those listed in the Wildlife and Countryside Act 1981, as amended.

Review of Legislation and Policy

9.2.10 If any of the above are found to occur on or near the site and are likely to be affected by the development in any way, the relevant legislation and planning policy (including national, regional, county and borough policies) are examined to determine whether the proposed development is compliant.

Ecological Enhancement

9.2.11 Planning policy generally requires new developments to be enhanced for biodiversity. The existing proposals are considered to determine whether biodiversity enhancements are offered and whether they are adequate to meet the policy requirements. Again, national, regional, county and borough policies are considered.

9.3 Identification of Potential Further Ecological Issues

9.3.1 Further ecological issues are those which can not be resolved during the preliminary ecological appraisal for any reason, including the following:

- The development is near a designated site and consultation with the relevant regulator is required in order to determine whether further assessment is required;
- Suitable habitat is present on or near the site for a protected species/species of conservation concern and specialist survey techniques are required for their detection;
- Suitable habitat is present on or near the site for a protected species/species of conservation concern and the extended Phase 1 habitat survey was not undertaken at a suitable time of year for their detection;
- A protected species/species of conservation concern was found on or near the site but further information on population size or distribution is required in order to resolve any legal and planning policy issues (such as obtaining licences).

9.3.2 Discussion of issues raised by 3rd parties, e.g. reports of protected species from the site by local people, may also be discussed under this heading.

9.3.3 The desk study is used as a guide to the protected species/species of conservation in the local area, however, the list is not taken to be exhaustive and it is borne in mind that some species may no longer occur in the locality.

9.3.4 No attempt is made to evaluate the importance of the site for species not yet confirmed to be on or near the site, nor to discuss the implications for the development if the species were to be found on the site.

Appendix 2: Plant Species and Abundance

Hard standing HS1

Common Name	Scientific Name	Abundance
Dandelion	*Taraxacum officinale* agg.	O
Butterfly-bush	*Buddleja davidii*	R
Bristly ox-tongue	*Picris echioides*	R