Transformation of the Ugly Brown Building

Aspect Ecology Ltd
Ecology Appraisal

September 2017

Transformation of the Ugly Brown Building,
St Pancras Way,
Camden (1004704)

Ecological Appraisal

September 2017

Quality Management	
Client:	Reef Estates Limited
Project:	Ugly Brown Building, St Pancras Way, Camden
Report Title:	Ecological Appraisal
Project Number:	1004704
File Reference:	1004704-EcoAp.vf7 CL
Date:	11/09/2017

Copyright

Confidentiality

This report may contain sensitive information relating to protected species. The information contained herein should not be disseminated without the prior consent of Aspect Ecology. All records of Badger setts must remain confidential. Where this report is circulated publicly or uploaded to online planning portals, reference to Badger setts must be redacted and any maps pertaining to the locations of Badger setts removed from the document.

Legal Guidance

The information set out within this report in no way constitutes a legal opinion on the relevant legislation (refer to the relevant Appendix for the main provisions of the legislation). The opinion of a legal professional should be sought if further advice is required.

Liability

This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Ecology no other party may use, or rely on the contents of the report. No liability is accepted by Aspect Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties. Unless otherwise stated, information obtained from any third party has not been independently verified by Aspect Ecology.

Contact Details

Aspect Ecology Ltd
Hardwick Business Park | Noral Way | Banbury | Oxfordshire OX16 2AF
t 01295 276066 f 01295 265072 e info@aspect-ecology.com
w www.aspect-ecology.com

Contents

Text:

Executive Summary 1

1 Introduction 2

2 Methodology 3

3 Ecological Designations 8

4 Habitats and Ecological Features 12

5 Faunal Use Of The Site 16

6 Mitigation Measures and Ecological Enhancements 21

7 Conclusions 24

Plans:

Plan 4704/ECO1	Site Location
Plan 4704/ECO2	Ecological Designations
Plan 4704/ECO3	Habitats, Ecological Features and Photographs

Appendices:

Appendix 4704/1	Proposed Development Plans *Bennetts Architects Proposed Site Plan and Proposed Roof Plan (Drawing Nos. 1603_P_001 and 1603_P_RP)*
Appendix 4704/2	Desktop Study Information *Non-confidential summary page received from GiGL* *Information obtained from the MAGIC database*
Appendix 4704/3	Previous ecological information submitted to the London Borough of Camden in relation to a nearby development site (Ref: ECO3695 BN EcoAdd vf)
Appendix 4704/4	Sunlight analysis plan (Waldrams drawing No. 1661: 07-16)

Executive Summary

i) **Introduction.** Aspect Ecology has been commissioned by Reef Estates Limited to undertake an ecological appraisal in respect of proposed redevelopment of the Site, located at St Pancras Way, Camden.

ii) **Proposals.** The proposals are for redevelopment of the site to provide new mixed use development including business floorspace, residential, hotel, gym, flexible retail and storage space with associated landscaping work.

iii) **Survey.** The Site was surveyed in June 2016 based on standard extended Phase 1 methodology. In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species.

iv) **Ecological Designations.** The Site itself is not subject to any statutory or current non-statutory ecological designations. The nearest statutory ecological designation is Camley Street Natural Park LNR, which is located approximately 275m south east of the Site. The nearest non-statutory designation is London's Canals SMINC, which is located immediately adjacent to the Site.

v) **Habitats.** The vast majority of the Site is dominated by buildings and hardstanding, which support negligible vegetation, including the hardstanding canal bank forming private moorings. Other habitats are limited to small isolated areas of amenity planting and amenity grassland along with a small number of trees and colonising weeds, within gravel areas, whilst the northern site boundary is located immediately adjacent to the offsite Regent's Canal. The loss of the buildings, hardstanding and amenity planted/grassland areas in particular would be of no ecological importance. Under the proposed development, the loss of the existing trees will be compensated for through new tree planting, whilst protection measures will be put in place during any works, in particular to prevent disturbance to the canal.

vi) **Protected Species.** The Site generally offers extremely limited opportunities for faunal species. Nonetheless, some very minor potential exists in particular for common nesting birds to utilise the habitats present. Appropriate measures are proposed to safeguard faunal species, including nesting birds during relevant site clearance works, subject to which the Proposed Development is unlikely to result in any significant adverse effects on faunal species at the Site.

vii) **Enhancements.** The Proposed Development present the opportunity to secure a number of ecological enhancement measures at the Site, particularly relating to the interface with the adjacent canal corridor.

viii) **Summary.** In summary, the measures and safeguards set out have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the Proposed Development will result in significant harm to ecological receptors.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Ecology has been commissioned by Reef Estates Limited to undertake an ecological appraisal in respect of proposed redevelopment of land at 2-6 St Pancras Way, London, NW1 0TB, centred at grid reference TQ 296 837(see Plan 4704/ECO1), hereafter referred to as 'the Site'.

1.1.2 The proposals are for redevelopment of the Site, comprising demolition of the existing building and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use business floorspace (B1), residential (C3), hotel (C1), gym (D2), flexible retail (A1-A4) and storage space (B8) development with associated landscaping work (hereafter referred to as 'the Proposed Development', as shown at Appendix 4704/1).

1.2 Site Overview

1.2.1 The Site is located within an existing heavily developed area of central London, approximately 475 metres north west of St. Pancras International Railway Station. The Site is bounded to the south west by St Pancras Way and to the south east by Granary Street. The north eastern site boundary lies adjacent to the Regent's Canal and associated moorings, whilst the narrow north western boundary is formed by an existing building.

1.2.2 The Site itself is dominated by the existing building, which is of considerable size, extending the length of the Site and providing a considerable physical barrier between the north eastern and southern boundaries. The building is in use as offices, including a data centre and world head office to Ted Baker. The majority of the remainder of the Site is dominated by hardstanding, including paved areas associated with St Pancras Way, along with the canal embankment and adjacent gravelled areas, which are largely devoid of vegetation with the only vegetation present in the form of a small number of isolated amenity planted beds and amenity grassland, a small number of trees and sparse colonising weeds associated with the gravelled areas in particular.

1.3 Purpose of the Report

1.3.1 This report documents the methods and findings of the baseline ecology surveys and desktop study carried out in order to establish the existing ecological interest of the Site, and subsequently provides an appraisal of the likely ecological effects of the Proposed Development. The importance of the habitats and species present is evaluated. Where necessary, avoidance, mitigation and compensation measures are proposed so as to safeguard any significant existing ecological interest within the Site and where appropriate, opportunities for ecological enhancement are proposed with reference to national conservation priorities and local Biodiversity Action Plans (BAPs).

2 Methodology

2.1 Desktop Study

2.1.1 In order to compile background information on the Site and its immediate surroundings Greenspace Information for Greater London (GiGL) was contacted.

2.1.2 Information on statutory designations was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, which utilises data provided by Natural England, including an extended search radius (up to 15km in relation to relevant international level ecological designations).

2.1.3 Where information has been obtained from the above sources, this is reproduced at Appendix 4704/2 and on Plan 4704/ECO2, where appropriate.

2.1.4 In addition, where available, other resources such as the Woodland Trust database, and online mapping/aerial photography were also viewed to identify any records or other information of relevance to the Site.

2.2 Habitat Survey

2.2.1 The Site was surveyed in June 2016 in order to ascertain the general ecological value of the land contained within the boundaries of the Site and to identify the main habitats and ecological features present.

2.2.2 The Site was surveyed based on standard Phase 1 Habitat Survey methodology[1], whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey (e.g. as described below). Any such areas identified can then be examined in more detail through Phase 2 surveys (e.g. protected species surveys, including in regard to bats, as set out below in regard to the current site) if required. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal[2] to record details on the actual or potential presence of any notable or protected species or habitats.

2.2.3 Using the above method, the Site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. The nomenclature used for plant species is based on the Botanical Society for the British Isles (BSBI) Checklist.

2.3 Faunal Surveys

2.3.1 General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific appraisal and inspection survey work was undertaken in regard to bats.

1 Joint Nature Conservation Committee (2010) *'Handbook for Phase 1 habitat survey: A technique for environmental audit.'*

2 Chartered Institute for Ecology and Environmental Management (CIEEM) (2013) '*Guidelines for Preliminary Ecological Appraisal.'*

Bats[3,4]

Visual Inspection Surveys

2.3.2 **Buildings.** Buildings within the Site were subject to specific inspection surveys using ladders, torches and binoculars where necessary.

2.3.3 During the inspections, particular attention was given to any potential roost features or access points, such as broken or lifted roof tiles, lifted lead flashing, soffit boxes, weatherboarding, hanging tiles, etc. and for any external signs of use by bats such as accumulations of bat droppings or staining. Binoculars were used to inspect any inaccessible areas more closely where appropriate.

2.3.4 Any evidence for the presence of bats was searched for with particular attention paid to any loft voids and relevant potential roost features and locations, such as ridge boards, rafters, purlins, gable walls, and mortise joints. Specific searches were made for bat droppings that can indicate present or past use and extent of use, whilst other signs that can indicate the possible presence of bats were also searched for, e.g. presence of stained areas, feeding remains, corpses, etc.

2.3.5 **Trees**. Trees were assessed for their potential to support roosting bats based on the presence of features such as holes, cracks, splits or loose bark. The risk category for roosting bats for each tree was rated based on relevant guidance from BS 8596:2015[5] as either:

- Known or Confirmed Roost;
- High/medium Risk;
- Low Risk; or
- Negligible/no Risk.

2.3.6 Any potential roost features identified were also inspected for any signs indicating possible use by bats, e.g. staining, scratch marks, bat droppings, etc.

2.4 Survey Constraints/Limitations

2.4.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken within the suitable seasonal period for botanical work, whilst the nature of the habitats within the Site allowed for the habitat types to be identified and for a robust assessment of the intrinsic ecological interest of the Site to be made.

2.4.2 Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

[3] Based on: English Nature (2004) '*Bat Mitigation Guidelines*'
[4] Bat Conservation Trust (2012) '*Bat Surveys – Good Practice Guidelines*'
[5] Based on: British Standard 8596:2015: Surveying for Bats in Trees and Woodland – Guide

2.5 Principles of Ecological Evaluation

2.5.1 The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2006)[6]. In evaluating ecological features and resources the following key factors are taken into account:

2.5.2 *Geographic Frame of Reference*. The value of an ecological feature or resource is determined within a defined geographical context using the following frame of reference:

- International;
- National;
- Regional;
- County (or Metropolitan);
- District (or Unitary Authority, City or Borough);
- Local (or Parish);
- At the Site level only.

2.5.3 Within this frame of reference, certain sites may carry a statutory ecological designation, e.g. Special Area of Conservation (SAC) for internationally important sites or Site of Special Scientific Interest (SSSI) for sites of national importance.

2.5.4 Sites of more localised nature conservation importance do not receive statutory protection but may be designated by Local Planning Authorities or other bodies, e.g. Wildlife Trusts. Such non-statutory designations or 'Local Sites'[7] include Local Wildlife Sites (LWSs) and Sites of Nature Conservation Interest (SNCIs), for example.

2.5.5 *Biodiversity Value: Habitats*. In certain cases, the value of a habitat can be measured against known selection criteria, e.g. SAC selection criteria, 'Guidelines for the selection of biological SSSIs' and the Hedgerows Regulations 1997. However, for the majority of commonly encountered sites, the most relevant habitat evaluation will be at a more localised level and based on relevant factors such as antiquity, size, species-diversity, potential, naturalness, rarity, fragility and typicalness (Ratcliffe, 1977). The ability to restore or re-create the habitat is also an important consideration, for example in the case of ancient woodland.

2.5.6 Regard should also be given to habitats listed as priorities for conservation in accordance with Sections 41 and 42 of the Natural Environment and Rural Communities Act (NERC) 2006, so called 'Habitats of Principal Importance' or 'Priority Habitats', as the likely effect of a development on such habitats is a potential material consideration within the planning process. Certain habitats may also be listed within regional or local Biodiversity Action Plans (BAPs), albeit the listing of a particular habitat under a BAP does not in itself imply any specific level of importance.

[6] Chartered Institute of Ecology and Environmental Management (CIEEM) (2006) '*Guidelines for Ecological Impact Assessment in the United Kingdom*'

[7] DEFRA (2006) '*Local Sites – Guidance on their Identification, Selection and Management*'

2.5.7 *Biodiversity Value: Species*. The assessment of the value of a species is based on factors including distribution, status, historical trends, population size and rarity. With respect to rarity, this can apply across the geographic frame of reference and particular regard is given to populations where the UK holds a large or significant proportion of the international population of a species.

2.5.8 Regard should also be given to species listed as priorities for conservation in accordance with Sections 41 and 42 of the NERC Act 2006, so called 'Species of Principal Importance' or 'Priority Species'. Certain species may also be listed within regional or local BAPs, albeit as with habitats the listing of a particular species under a BAP does not in itself imply any specific level of importance.

2.5.9 *Secondary or Supporting Value*. Some habitats or features that are of no intrinsic biodiversity value may nonetheless perform an ecological function, e.g. as a buffer. In addition, certain features of the landscape which by virtue of their linear or continuous nature (e.g. rivers) or their function as 'stepping stones' (e.g. small woods) may be of value for the migration, dispersal and genetic exchange of wild species.

2.6 National Policy Approach to Biodiversity in the Planning System

2.6.1 The National Planning Policy Framework (NPPF)[8] describes the Government's national policies on 'conserving and enhancing the natural environment' (Chapter 11). NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' (2014) and ODPM Circular 06/2005[9].

2.6.2 NPPF takes forward the Government's strategic objective to halt overall biodiversity loss[10], as shown at Paragraph 109, which states the planning system should contribute to and enhance the natural and local environment by:

'*minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*'

2.6.3 The approach to dealing with biodiversity in the context of planning applications is set out at Paragraph 118:

'When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;'*

2.6.4 The above approach encapsulates the 'mitigation hierarchy' described in British Standard BS 42020:2013[11], which involves the following step-wise process:

- **Avoidance** – avoiding adverse effects through good design;

[8] Department for Communities and Local Government (2012) '*National Planning Policy Framework*'
[9] ODPM (2006) '*Circular 06/2005: Planning for Biodiversity and Geological Conservation – A Guide to Good Practice*'
[10] DEFRA (2011) '*Biodiversity 2020: A strategy for England's wildlife and ecosystem services*'
[11] British Standards Institution (2013) '*Biodiversity – Code of practice for planning and development*', BS 42020:2013

- **Mitigation** – where it is unavoidable, mitigation measures should be employed to minimise adverse effects;
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm;
- **Enhancement** – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

2.6.5 The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5).

2.7 Local Policy

2.7.1 Planning policy at the local level of relevance to the Site is set out within the Camden Local Plan Adopted Version June 2017 (adopted by Camden Council on 3 July 2017 thereby replacing the previous Core Strategy 2010-2025), alongside the London Plan published by the Greater London Authority.

2.7.2 A single policy (A3 - Biodiversity) within the adopted Local Plan which refers to the protection, enhancement and management of biodiversity within the Borough. This policy sets out that the Council will encourage the inclusion of ecological protection and enhancement measures across development sites, including specific reference to ecological designations, habitats and species along with requirements for surveys and inclusion of ecological enhancements within developments.

3 Ecological Designations

3.1 Statutory Designations

Description

3.1.1 The statutory designations of ecological importance that occur within the vicinity of the Site are shown on Plan 4704/ECO2 and listed at Table 3.1., below. No identified statutory nature conservation designations are located within or immediately adjacent to the Site itself. The nearest such designation to the Site is Camley Street Natural Park Local Nature Reserve (LNR), which is located approximately 275 metres south east of the Site. Camley Street Natural Park LNR is designated as an important educational resource, whilst also supporting a number of habitats and species that are notable within Greater London.

3.1.2 The closest international level ecological designation to the Site is Lee Valley Special Protection Area (SPA)/RAMSAR site, which is located approximately 6.4km north east of the Site. No other international level ecological designations are located within 10km of the Site.

3.1.1 All other statutory ecological designations are well distanced and separated from the Site, including within heavily developed metropolitan areas within central London, whilst the Site is not situated within any identified impact risk zone (IRZ) associated with offsite designations of relevance to the Proposed Development.

Evaluation

3.1.2 The Site does not contain, nor is it adjacent to any statutory nature conservation designation, whilst further it is set within an existing heavily developed area within central London. Camley Street Natural Park LNR is located approximately 275m from the Site, whilst the LNR is set up to accept visitors, with a managed visitors centre and pathways such that any additional recreational visits could be well accommodated. Regent's Canal provides a potential link between the Site and the LNR. However, the nature of the canal and surroundings is such that little vegetation is present along the canal corridor in the location of the Site, whilst the considerable mainline and CTRL railway bridges over the canal are present between the two, further limiting connectivity. Further, given the existing heavily developed nature of the Site, in the long term the Proposed Development would be unlikely to result in any adverse effect on the LNR.

3.1.3 All other statutory nature conservation designations are well-removed from the Site boundaries. Accordingly, the Proposed Development is extremely unlikely to result in any adverse effect on any such designations.

3.2 Non-statutory Designations

Description

3.2.1 The non-statutory designations of nature conservation interest that occur within the vicinity of the Site are shown on Plan 4704/ECO2 and listed at Table 3.1., below. The nearest Site of Importance for Nature Conservation (non-statutory ecological designation) identified to the Site is London's Canals Site of Metropolitan Importance

for Nature Conservation (SMINC), part of which is located adjacent to the northern site boundary. London's Canals SMINC comprises the whole of the Grand Union Canal system within Greater London and is designated for supporting a wide range of locally notable aquatic flora and fauna. The section of canal situated adjacent to the Site comprises a number of apparently private moorings associated with the Site, (albeit not understood to be in current use) such that the canal embankment in this location is formed by sheet-piled metal topped with concrete blocks devoid of vegetation. Elsewhere along the adjacent sections of canal, including the northern bank these are dominated by man-made structures and hardstanding such that extensive bankside vegetation is extremely limited in the immediately surrounding areas and relatively isolated. Nonetheless, the canal itself provides aquatic habitats and a substantial corridor for potential wildlife movement in the local context.

3.2.2 At the time of initial drafting of this report, the emerging Camden Proposals Map included a review of the Sites of Importance for Nature Conservation within the Borough (now concluded), as part of which, minor boundary changes to London's Canals SMINC were proposed. The original document included an extension to the boundary to include an area of land within the north west of the current site. However, following further consideration and information by The Council, no amendments were proposed to the existing SMINC boundary in the vicinity of the site. Accordingly, based on the available information, the SMINC remains located entirely outside of the Site itself, albeit adjacent to the length of the north western boundary.

3.2.3 The next nearest identified non-statutory ecological designation to the Site is St Pancras Gardens Site of Borough Importance for Nature Conservation, Grade 2 (SBINC2), which is situated approximately 150m south east of the Site, beyond St Pancras Hospital.

3.2.4 A number of other LWSs are located within 2 km of the Site, as set out at Table 3.1., albeit all are separated from the Site including by existing developed areas.

Evaluation

3.2.5 The Site itself lies outside of (albeit adjacent to) the currently designated London's Canals SMINC and accordingly, the proposed development of the Site itself would not be anticipated to result in any direct effects on the current SMINC boundary, whilst it is understood that no works are proposed to the existing canal embankment itself.

3.2.6 Further, the existing heavily developed nature of the Site, dominated almost entirely by buildings and hardstanding adjacent to the canal corridor is such that the redevelopment of the Site is unlikely to result in any long term adverse physical changes to the habitats within canal corridor/SMINC designation.

3.2.7 The Site is located adjacent to the south west of the canal, and accordingly, the potential for the proposed buildings to result in significant additional shading to the canal has been assessed (see Appendix 4704/4). The assessment identifies that the vast majority of the canal section situated adjacent to the Site will continue to receive more than 2 hours of sunlight per day on March 21st of any year (this figure representing the BRE guidelines for at least 50% area of outdoor amenity space), with correspondingly greater periods anticipated during the summer period. Shading resulting in levels of sunlight of below 1.5 hours or less on this date are limited to

very small sections adjacent to the proposed buildings and extending no further than half way across the extent of the canal. Accordingly, not least given the small areas anticipated to receive extensive shading under the Proposed Development, in combination with the overall extent, lack of existing bankside vegetation and anticipated mixing of water within the canal, the levels of shading are unlikely to result in any significant impact on ecological receptors within the canal.

3.2.8 Nonetheless, the potential exists for run-off or contaminants to enter the water channel during construction work, whilst given the location of the Site, situated immediately adjacent to the canal, potential exists new lighting to affect the canal corridor. Accordingly, suitable mitigation measures and safeguards are proposed at section 6., below, whilst it is proposed that the opportunity be taken to incorporate new native vegetation under the Proposed Development associated with the canal corridor in order to strengthen and enhance the potential value of the corridor to wildlife. Subject to the successful incorporation of these measures the existing ecological interest of the SMINC designation within the vicinity of the Site would be unlikely to be adversely affected.

3.2.9 All other identified non-statutory nature conservation designations are removed and separated from the Site such that the Proposed Development is unlikely to result in any significant adverse effects on any such designations.

3.3 Ancient Woodland, Notable Trees, Priority Ponds

Description

3.3.1 There are no areas of ancient woodland situated within or immediately adjacent to the Site, whilst all identified areas of ancient woodland (both semi-natural and replanted) are very well removed and separated from the Site, including by extensive urban development.

Evaluation

3.3.2 It is clear that no ancient woodland or other notable habitats will be affected by the Proposed Development.

3.4 Summary

3.4.1 In summary, the land within the Site itself is not subject to any current statutory or non-statutory ecological designations, albeit London's Canals SMINC is situated adjacent to the north eastern boundary, whilst land within the Site boundary is currently understood to be proposed for an extension to the SMINC boundary. Accordingly, specific consideration and measures are set out in regard to the SMINC designation in order to ensure the designation is not adversely affected, whilst subject to these considerations being incorporated into the Proposed Development (particularly given the nature and location of the Site), it is unlikely that any identified ecological designations in the surrounding area will be adversely affected by the Proposed Development.

Table 3.1: Statutory and non-statutory ecological designations identified within the vicinity of the Site.

Designation Name	Designation	Approximate Distance and Direction from Site
Statutory Designations		
Camley Street Nature Park	LNR	275 m SE
Barnsbury Wood	LNR	1.2 km E
Non-statutory Designations		
London's Canals	SMINC	Adjacent to North west. *NB Refer to text in regard to proposed extension to SMINC boundary within the Site.*
St Pancras Gardens	SBINC 2	150 m SE
Camley Street Nature Park	SMINC	275 m SE
North London Line	SBINC 2	300 m NE
Copenhagan Junction	SBINC 1	570 m E
Bingfield Park	SLINC	650 m E
St James's Gardens	SLINC	900 m SW

4 Habitats and Ecological Features

4.1 Overview

4.1.1 The habitats and ecological features present within the Site are described below and evaluated in terms of intrinsic ecological value, such as in relation to the presence of rare plant communities or individual plant species of elevated interest. The likely effects of the Proposed Development on the habitats and ecological features are then assessed. The value of habitats for the fauna they may support is considered separately in section 5 below.

4.1.2 The following habitats/ecological features were identified within/adjacent to the Site:

- Buildings and hardstanding;
- Amenity planting and grassland;
- Trees.

4.1.3 The locations of these habitat types and features are illustrated on Plan 4704/ECO3 and described in detail below.

4.2 Priority Habitats

4.2.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. In particular, Sections 41 of the NERC Act require the Secretary of State to publish a list of habitats which are of principal importance for conservation in England and Wales, respectively. This list is largely derived from the 'Priority Habitats' listed under the former UK Biodiversity Action Plan (BAP), which continue to be regarded as priority habitats under the subsequent country-level biodiversity strategies. Of the habitats within the Site itself, none are considered to qualify as UK Priority Habitats/Habitats of Principle Importance to Nature Conservation.

4.3 Buildings and hardstanding

Description

4.3.1 The vast majority of the land within the Site is dominated by the single existing building, which extends the length of the Site and remains in use for commercial purposes including offices and the UK head office for Ted Baker. The building is composed of a brick base, with apparently largely metal frame supporting shallow-pitched and flat metal roofs, with largely close-fitting metal and paneled facades with glazed sections and more occasional brick areas. Associated with the building are frequent security lighting and cameras, air conditioning plant and stairways.

4.3.2 The building is surrounded by hardstanding, including considerable pedestrian areas along St Pancras Way and Granary Street located south west and south east of the Site respectively. The narrow strip of land situated north east of the building includes hardstanding slopes and access to the building itself, with a graveled strip separating the building from the concrete-topped canal edge.

4.3.3 The building itself and the associated pedestrian and access areas are largely devoid of vegetation, whilst the graveled areas to the rear were noted to be similarly lacking in vegetation, albeit patches of sparsely colonising weeds are present (predominantly situated at the margins and within gaps in the adjoining concrete sections) including *Vulpia* sp., Herb Robert *Geranium robertianum,* Ribwort Plantain *Plantago lanceolata,* Canadian Fleabane *Conyza canadensis*, Nipplewort *Lapsana communis,* Black Medick *Medicago lupulina,* Wall Barley *Hordeum murinum* and Barren Brome *Anisantha sterilis.*

Evaluation

4.3.4 The buildings, other structures and areas of hardstanding within the Site are largely devoid of vegetation, or at best support a very limited range of sparse colonising weeds in gaps and cracks. Accordingly, these habitats are considered to be of negligible ecological value at the site level and are not considered to pose a potential constraint to the Proposed Development in terms of their habitat value (consideration in regard to faunal issues such as bats is set out below at Section 5).

4.4 Amenity planting and grassland

Description

4.4.1 A number of small, isolated areas of managed amenity planting are present around the building within raised or clearly defined planting beds. In the south west of the Site, a number of apparent former planted beds were recorded to be occupied by bark chip mulch over membrane covering such that negligible vegetation is present, whilst elsewhere species present include managed ornamental shrubs such as Rose *Rosa* sp*.,* Rosemary *Rosmarinus officinalis,* Wallflower *Cheiranthus* sp., Lavender *Lavandula* sp., Firethorn *Pyracantha* sp., Smoke-bush *Cotinus* sp., Box *Buxus sempervirens*, Pansy *Viola* sp., Ivy *Hedera helix*, *Cotoneaster* sp., *Hypericum* sp. and *Berberis* sp.. A small bed located at the north eastern corner was noted to include small amounts of Japanese Rose *Rosa rugosa*, with other Rose species and colonising Ivy, which extends onto the boundary wall, whilst old Ivy Broomrape *Orobanche hederae* stems were noted at the base.

4.4.2 In addition, an area of amenity grassland is present at the extreme south eastern corner of the Site, providing landscaping within a raised area, which also contains shrub planting and a number of small trees (see below).

Evaluation

4.4.3 The small amenity planted areas and grassland are located within isolated, small beds and planters, which support largely non-native ornamental species (or bare, mulched ground), the majority of which are isolated from any more valuable habitats or corridors, including in particular by the existing building. No evidence for the presence of any rare or notable flora was recorded, whilst in the main weeds were recorded to be limited to common colonising species. Accordingly, this habitat is considered to offer no more than low ecological value in the local context and its loss to the proposal would be of no importance in its own right.

4.5 Trees

Description

4.5.1 A very small number of trees are present at the Site, as shown at Plan 4704/ECO3. These comprise relatively small, amenity trees, which are dominated by the surrounding built form. In particular, trees associated with the south of the Site (removed from the Canal corridor) include a single mature Silver Maple *Acer saccharinum* at the south western corner, along with planted Lime *Tilia* sp., Red Maple *Acer* sp., Silver Maple and *Prunus* sp. within amenity planted beds.

4.5.2 A group of 10 semi-mature variegated Sycamore *Acer pseudoplatanus* is present at the north eastern corner of the Site, set within the gravelled areas such that no understorey or ground flora is associated with these trees, whilst a total of 4 young self-set Ash *Fraxinus excelsior* are present at the north western corner (which appear to be in poor health, with die-back noted), also set directly within the gravelled areas.

Evaluation

4.5.3 The limited number of trees present are dominated by non-native ornamental planted species, located within isolated amenity beds, or set directly within the gravelled areas, such that they are not associated with any extensive vegetation or cover. Further, the trees were recorded to be generally small and young (albeit in poor health in the case of the Ash). Nonetheless, in the context of the Site, the trees provide some cover and likely ecological value (albeit very limited), particularly in association with the canal corridor. Accordingly, where possible the Proposed Development seeks to retain the larger existing trees within landscaped areas and enhance the ecological value of these features through the provision of additional native understorey and ground flora vegetation, ideally linking with the adjacent canal corridor. Nonetheless, any loss of the existing trees is unlikely to represent a significant effect, and any losses should be compensated through replacement tree planting at the Site (preferably with native species for the benefit of wildlife, particularly associated with the adjacent canal corridor (see section 6., below).

4.6 Offsite Canal

Description

4.6.1 As set out above, the northern site boundary is formed by the Regent's Canal, which therefore extends offsite forming the immediately adjacent habitats to the north west of the Site. The canal provides a considerable watercourse corridor, with deep water with an apparent slow flow supporting submerged aquatic vegetation. The site boundary with the canal is formed by the vertical sheet piled embankment, which is topped with concrete and is therefore devoid of any emergent or bankside vegetation adjacent to the Site itself.

Evaluation

4.6.2 The adjacent canal provides a valuable habitat and potential corridor for aquatic fauna in particular (as recognised by its designation as part of the wider London's Canals SMINC designation –see above), and as such provides some moderate to high ecological value at the local level, albeit the bank itself (forming the site boundary) is

devoid of vegetation and therefore unlikely to provide any particular ecological value in its own right.

4.7 Invasive species (Schedule 9, WCA 1981)

Description

4.7.1 During the course of the survey work undertaken small amounts of *Cotoneaster* sp. and Japanese Rose *Rosa rugosa* were noted within the managed amenity planted beds at the Site. These non-native invasive plant species are listed within the most recent revision of Schedule 9 Part II of the Wildlife and Countryside Act 1981 (April 2010).

4.7.2 No evidence was recorded for the presence of any other, more aggressive exotic invasive plant species listed on Schedule 9 (e.g. Japanese Knotweed *Fallopia japonica*) within the Site, indicating these species are likely to be absent.

Evaluation

4.7.3 It is an offence to cause the above plants included on Schedule 9 to grow in the wild and as such measures are included at section 6. to prevent the spread of these invasive species and ensure compliance with the requirements of the Wildlife and Countryside Act 1981.

4.8 Habitat Evaluation Summary

4.8.1 A summary of the evaluation of the habitats present at the Site is set out at Table 4.1 below.

Table 4.1. Summary of habitat evaluation.

Habitat	Value	Level
Buildings and hardstanding	Negligible	Site
Amenity Planting and grassland	Negligible	Site
Trees	Low to Moderate	Site
Offsite Canal	Moderate to High	Local

5 Faunal Use Of The Site

5.1 Overview

5.1.1 During the survey work, general observations were made of any faunal use of the Site with specific attention paid to the potential presence of protected or notable species.

5.2 Priority Species

5.2.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. In particular, Section 41 of the NERC Act require the Secretary of State to publish a list of species which are of principal importance for conservation in England. This list is largely derived from the 'Priority Species' listed under the former UK Biodiversity Action Plan (BAP), which continue to be regarded as priority species under the subsequent country-level biodiversity strategies.

5.3 Bats

5.3.1 **Legislation.** All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2010 (as amended) and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, both bats and their roosts (breeding sites and resting places) receive full protection under the legislation. If proposed development work is likely to result in an offence a licence may need to be obtained from Natural England which would be subject to appropriate measures to safeguard bats. A number of bat species are also considered S41 Priority Species.

5.3.2 **Background records.** No specific records of bats that appear to arise from within or immediately adjacent to the Site were returned from the desktop study. The records obtained from the wider search area include a number of records of bats, composed predominantly of Pipistrelle *Pipistrellus* species (63 records, the most recent of which dating from 2013 - albeit including a single record of each of Kuhl's Pipistrelle *Pipistrellus kuhlii* and three separate records of Nathusius' Pipistrelle *Pipistrellus nathusii* within the 1km search radius), with the only other identified bat species being Daubenton's Bat *Myotis daubentonii* (total 3 records), Noctule *Nyctalus noctula (*4 records) plus a single record of *Myotis* species, 2 records of *Nyctalus* species and 5 further unidentified bat species.

5.3.3 **Survey results and evaluation.**

Roosts

5.3.4 The majority of the Site is dominated by a single, large existing building as described above at section 4. The existing building is in use for commercial purposes including office use, including the world head office to Ted Baker and is of relatively modern construction including flat and shallow sloping metal roofs and apparently close-fitting metal panels, glazed areas and brick sections forming the facades. Accordingly, the building does not appear to support any accessible internal areas that could offer opportunities for use by roosting bats, whilst similarly the nature of

the construction is such that externally the building offers negligible potential for use by roosting bats.

5.3.5 Similarly the small numbers of trees present were recorded to be young to semi-mature and clean-stemmed such that they have not developed any features with potential to support roosting bats, such that all trees within the Site were assessed to provide negligible potential for use by this group.

5.3.6 Accordingly, the habitats within the Site are unlikely to support any roosting bats, such that the Proposed Development is unlikely to result in any adverse effect on this group.

Foraging / Commuting

5.3.7 In terms of foraging opportunities, the majority of the Site is dominated by the existing large building, which therefore does not provide foraging opportunities and indeed provides a clear barrier to any bats flying at low levels through the Site. The remaining areas around the building include considerable lighting, both along the existing public roads of St Pancras Way and Granary Street and also the private strip adjacent to the adjacent canal corridor, whilst vegetation in these areas is extremely limited.

5.3.8 The adjacent offsite Regent's Canal section provides a potential corridor for use by commuting and foraging bats in connection with offsite areas, albeit the considerable levels of lighting and heavily developed urban setting (with extremely limited and isolated bankside vegetation present) are such that at best only limited use would be anticipated by bat species that are less sensitive to increased light levels such as Pipistrelles. Previous survey work undertaken by Aspect Ecology Ltd in relation to a nearby development site included bat foraging survey work of the canal corridor in September 2014 (including a surveyor location situated approximately 40m from the eastern site boundary), identified only very limited use of the canal corridor by individual Common Pipistrelle bats, supporting this position (see Appendix 4704/3).

5.3.9 The Proposed Development will not directly affect the canal corridor itself. Nonetheless, the potential exists for any detailed lighting proposals to impact on bat species foraging or commuting along the watercourse.

5.3.10 Should it be possible to design any new lighting scheme such that light spill into the canal corridor is no greater than the current situation, the Proposed Development would therefore be unlikely to result in any adverse effects on foraging/commuting bats (whilst any reduction in light-spill over the canal, for instance through replacement of existing lighting with more modern, directional fittings to contain lighting within the developed area, would likely serve to benefit bats along the watercourse corridor). Further, any provision of new vegetated areas along the canal boundary would likely provide benefits to foraging/commuting bats through additional cover and potentially increased invertebrate prey species (particularly in combination with any new 'biodiverse' roof areas).

5.3.11 In order to ensure the Proposed Development does not result in any potential adverse effects on bats utilising the offsite canal corridor (particularly in regard to new lighting), measures are therefore set out at section 6., below, following the

implementation of which the Proposed Development is unlikely to result in any adverse effects on bats.

5.4 Other Mammals

5.4.1 **Legislation.** A number of other UK mammal species do not receive direct legislative protection relevant to development activities but may receive protection against acts of cruelty (e.g. under the Wild Mammals (Protection) Act 1996). In addition, a number of these mammal species are S41 Priority Species.

5.4.2 **Background Records.** No specific records of other mammals from within or immediately adjacent to the site were returned from the desktop study. A number of records of Hedgehog *Erinaceus europaeus* (Priority Species) were returned from within the search area around the Site along with a single record of Otter *Lutra lutra* indicating these species to be present within the local surroundings, albeit the nature of the Site itself is such that it is unlikely to provide any particular opportunities for these species.

5.4.3 **Survey results and evaluation.** No evidence of any other protected, rare or notable mammal species was recorded within the Site.

5.4.4 The Site itself is dominated by the existing building, which occupies the vast majority of the area, whilst also providing a considerable barrier to any movement of such species across the Site. The remaining habitats present support little vegetation, limited to small, isolated amenity beds and standard young trees such that they are extremely unlikely to provide significant opportunities for mammal species, albeit occasional visits by the common urban mammal species Brown Rat *Rattus norvegicus* would appear likely (indeed a dead Brown Rat was noted on the canal edge during the survey). Nonetheless, the extent, location and limited vegetative habitats present are such that the Site is unlikely to support more than occasional transient use even by these species.

5.4.5 Urban mammal species likely to frequent the Site, such as Brown Rat remain common in both a local and national context (with Brown Rat in particular representing a pest species that would in any event be expected to be controlled/exterminated as part of general site husbandry). As such these species carry no legal protection and the loss of potential opportunities for these species to the Proposed Development would be of little importance. In any event, following completion of construction works the Proposed Development is unlikely to result in any significant adverse effects on any other mammal species.

5.5 Herpetofauna

5.5.1 **Legislation.** All six species of British reptile are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which protects individuals against intentional killing or injury. Sand Lizard *Lacerta agilis* and Smooth Snake *Coronella austriaca* receive additional protection under the Conservation of Habitats and Species Regulations 2010 (as amended). All six reptile species are also S41 Priority Species.

5.5.2 All British amphibian species receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great Crested Newt is protected under the Act and is also classed as a European Protected Species under the Conservation of

Habitats and Species Regulations 2010 (as amended). As such, both Great Crested Newt and habitats utilised by this species are afforded protection. Great Crested Newt is also a S41 Priority Species, as are Common Toad *Bufo bufo*, Natterjack Toad *Epidalea calamita*, and Pool Frog *Pelophylax lessonae*.

5.5.3 **Background records.** No specific records of any reptile species from within or adjacent to the Site were returned from the desktop study, whilst records of amphibians were limited to a small number of records of Common Toad, Common Frog *Rana temporaria* and Palmate Newt *Lissotriton helveticus*. No records of Great Crested Newt were returned from the search area surrounding the Site.

5.5.4 **Survey results and evaluation.** The Site is dominated by buildings and hardstanding with the only vegetation limited to small, isolated amenity planted beds and amenity grass, a small number of isolated young standard trees and sparse colonising weed species, surrounded by existing developed areas and buildings within central London. Accordingly, the Site does not provide any potential opportunities for reptile or amphibian species and as such it is clear that these groups are absent and do not represent a potential constraint on the Proposed Development.

5.6 Birds

5.6.1 **Legislation.** All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Species included on Schedule 1 of the Act receive greater protection and are subject to special penalties.

5.6.2 **Conservation status.** The conservation importance of British bird species is categorised based on a number of criteria including the level of threat to a species' population status[12]. Species are listed as Green, Amber or Red. Red Listed species are considered to be of the highest conservation concern being either globally threatened and or experiencing a high/rapid level of population decline (>50% over the past 25 years). A number of birds are also S41 Priority Species.

5.6.3 **Background records.** Information returned from the GIGL includes records of bird species in the vicinity of the Site, including a number of Red Listed species and species of principal importance, albeit there is no reason to suggest any of the records originate from within the Site itself.

5.6.4 **Survey results and evaluation.** Bird species observed within the Site during the survey work undertaken are limited to a single foraging Lesser Black-backed Gull *Larus fuscus*.

5.6.5 The vast majority of the Site is occupied by the existing building, with the remaining areas dominated by hardstanding, amenity planting and sparse colonising weeds with a small number of standard young trees, which together clearly do not provide important foraging resources or opportunities for bird species, such that their loss would be of no importance in respect of this group. Nonetheless, the trees and to a lesser extent the denser amenity planted areas may provide some limited foraging

[12] Eaton MA, Brown AF, Noble DG, Musgrove AJ, Hearn R, Aebischer NJ, Gibbons DW, Evans A and Gregory RD (2009) *'Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and the Isle of Man'* British Birds *102*, pp.296-341

and nesting opportunities for urban bird species, such that the Proposed Development could potentially result in the loss of suitable vegetation or other features that could be used by nesting birds. Accordingly, a number of safeguards in respect of nesting birds are proposed, whilst it is proposed that new nesting opportunities be provided for birds under the Proposed Development, as set out at section 6., below.

5.7 Invertebrates

5.7.1 **Legislation.** A number of invertebrate species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, Large Blue Butterfly *Maculinea arion*, Fisher's Estuarine Moth *Gortyna borelii lunata* and Lesser Whirlpool Ram's-horn Snail *Anisus vorticulus* receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). A number of invertebrates are also S41 Priority Species.

5.7.2 **Background records.** No specific records of invertebrates identified within or immediately adjacent to the Site itself were returned within information received from GIGL. A number of records of invertebrate species, including beetle, true fly, bee, moth and butterfly species were returned from the search area surrounding the Site.

5.7.3 **Survey results and evaluation.** No evidence for the presence of any protected, rare or notable invertebrates was recorded within the Site, albeit a small number of insects were recorded nectaring on amenity planted areas including Holly Blue *Celastrina argeolus,* Bumblebee *Bombus lucorum/terrestris*, Bluebottle *Calliphora* sp. and Blowfly *Lucilia* sp..

5.7.4 The size and setting of the Site, along with the habitats present (dominated by the existing building with limited vegetation) is such that they are extremely unlikely to support any notable species or invertebrate assemblages. Indeed the nature of the Site is such that at best, only occasional common urban invertebrate species would be anticipated to be present (in line with those recorded during the surveys) and accordingly, this group does not appear to represent a constraint to the Proposed Development, whilst the opportunity exists under the Proposed Development to benefit invertebrate species (e.g. through the provision of new 'biodiverse' roof areass and associated habitats), as set out at section 6., below.

6 Mitigation Measures and Ecological Enhancements

6.1 Mitigation

6.1.1 Based on the habitats, ecological features and associated fauna identified within / adjacent to the Site, the following mitigation measures (**MM1 to MM3**) will be implemented under the Proposed Development. Where required, further, detailed mitigation strategies or method statements could be suitably secured via suitably-worded planning conditions, in line with relevant best practice guidance (BS 42020:2013).

London's Canals SMINC

6.1.2 **MM1 – Protection measures.** The Site is situated immediately south of Regent's Canal, which forms part of London's Canals SMINC designation. Accordingly, a number of potential risks have been identified, for which suitable mitigation measures/safeguards are proposed in order to prevent any significant adverse effects on the canal. Specifically, potential exists for run-off or contaminants to enter the water channel during construction work as well as potential disturbance during construction of any proposed new footbridge outwith the current Site boundary line. As such, it is proposed that construction measures be put in place to safeguard the canal. Such measures will be incorporated into the Construction Management Plan for the site and will include:

- Provision and maintenance of protective fencing at the Site boundary with the canal throughout the course of construction works where appropriate.
- Storage of chemicals and other materials to be kept away from the canal boundary.
- In any event, storage of any chemicals and hazardous materials should be in line with best practice guidelines, ensuring that they are kept secure and away from the site boundaries and cannot be accessed or knocked over by roaming animals;
- Fires should only be lit in secure compounds away from boundary vegetation and not allowed to remain lit during the night;
- Unsecured food and litter should not be left within the working area overnight;
- Measures such as temporary bunding and run-off to be put in place to prevent run-off into the canal corridor;
- Any new lighting to be designed sensitively to minimise light spill into the canal corridor to minimise disturbance to crepuscular/nocturnal wildlife (see below in regard to bats).

6.1.3 In addition, it is proposed that additional vegetation will be incorporated along the northern site boundary with the canal where possible to provide cover and soften the interface with the existing canal corridor and benefit wildlife.

6.1.4 Subject to these measures the existing ecological interest of the SMINC designation within the vicinity of the Site is unlikely to be adversely affected.

Bats

6.1.5 **MM2 – Lighting.** Any additional light spill into the canal corridor has potential to affect nocturnal/crepuscular wildlife using the adjacent canal corridor (including in particular any use by foraging/commuting bats. Nonetheless, the Site was recorded to contain a considerable number of existing lighting columns, including within the narrow strip along the boundary with the canal, such that the Proposed Development likely represents the opportunity to improve the situation through replacement of the existing lighting with more targeted/directed fittings to target desired areas of the Site and minimise spillage into the canal corridor itself, albeit it is noted that the function of the proposed redevelopment, including retail and commercial use is such that some element of lighting would likely be required along the boundary with the canal. Accordingly, it is proposed that a detailed lighting scheme be prepared for the Proposed Development at the detailed stage to reflect the final scheme, including measures to prevent light spill across the offsite canal areas and retain a dark corridor for use by bats over the water channel, including lighting contours in order to quantify the levels of light spill in relation to the current situation.

Nesting Birds

6.1.6 **MM3 – Timing of Works.** To avoid a potential offence under the Wildlife & Countryside Act, clearance of suitable vegetation should be avoided during the bird-nesting season (1st March to 31st August inclusive). If this is not practicable, any potential nesting habitat to be removed should first be checked by a competent ecologist in order to determine the location of any active nests. Any active nests identified would then need to be cordoned off (likely minimum 5m buffer) and protected until the end of the nesting season or until the birds have fledged. These checking surveys would need to be carried out no more than a few days in advance of vegetation clearance.

6.2 Ecological Enhancements

6.2.1 The National Planning Policy Framework (NPPF) encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures. The Proposed Development presents the opportunity to deliver ecological enhancements at the Site for the benefit of local wildlife, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local Biodiversity Action Plans (BAPs). The proposed mitigation measures and enhancements summarised below are considered appropriate given the context of the Site and the scale and nature of the Proposed Development. Through implementation of the following ecological enhancements (**EE1** to **EE5**), the opportunity exists for the Proposed Development to deliver a number of ecological benefits at the Site.

Habitat Creation/Management

6.2.2 **EE1 – New Planting.** It is proposed that where practicable, new planting will be provided within the Site, particularly associated with the canal boundary in order to soften and enhance this boundary and provide opportunities for wildlife. In particular, any opportunities to provide additional new native bankside or emergent vegetation will be encouraged.

6.2.3 **EE2 – 'Biodiverse' Roofs.** The Proposed Development will incorporate new 'biodiverse' roof areas on the proposed buildings, which will therefore provide ecological benefits at the Site. The 'biodiverse' roof areas will be designed to maximise ecological value, incorporating native species and/or recolonising areas, along with features to encourage faunal use where possible, with particular emphasis on invertebrate species, which would provide an additional food source for species such as bats and birds.

6.2.4 **EE3 – Management.** It is proposed that suitable management be implemented across any new or retained vegetation for the benefit of wildlife in the long term, to maximise opportunities at the Site for a range of species.

Bats

6.2.5 **EE4 – Bat Boxes.** A number of bat boxes will be incorporated within the proposed development, integrated into new buildings to provide opportunities for bat species associated with the adjacent canal corridor where these areas remain unlit. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes will be erected high in sheltered wind-free areas associated with the canal corridor, as shown at the proposed layout plans. The precise number and locations of boxes / roost features should ensure that new roosting locations are situated away from lighting in order to maximise any potential for use, with dark corridors maintained between roosting opportunities and retained foraging/commuting habitats and links with the offsite canal corridor.

Birds

6.2.6 **EE5 - Bird Boxes**. It is proposed that a number of bird nesting boxes are erected within the Site, particularly associated with new 'biodiverse' roof areas and accessible to the offsite canal corridor, thereby increasing nesting opportunities for birds (as shown at the proposed layout plans. Bird boxes will be incorporated into the design of new buildings / structures, focussed on the southern parts of the Site in order to ensure connectivity with offsite vegetated habitats.

7 Conclusions

7.1.1 Aspect Ecology has carried out an ecological appraisal of the proposed development, based on the results of a desktop study and extended Phase 1 habitat survey, with reference to protected species where appropriate.

7.1.2 The available information confirms that no statutory conservation designations are present within or adjacent to the Site, and no such designations within the surrounding area are likely to be adversely affected by the Proposed Development. The Site is situated immediately adjacent to the Regent's Canal, which forms part of London's Canals SMINC. Accordingly, measures are set out within the report to ensure the canal corridor (including all land within the SMINC boundary) is suitably safeguarded.

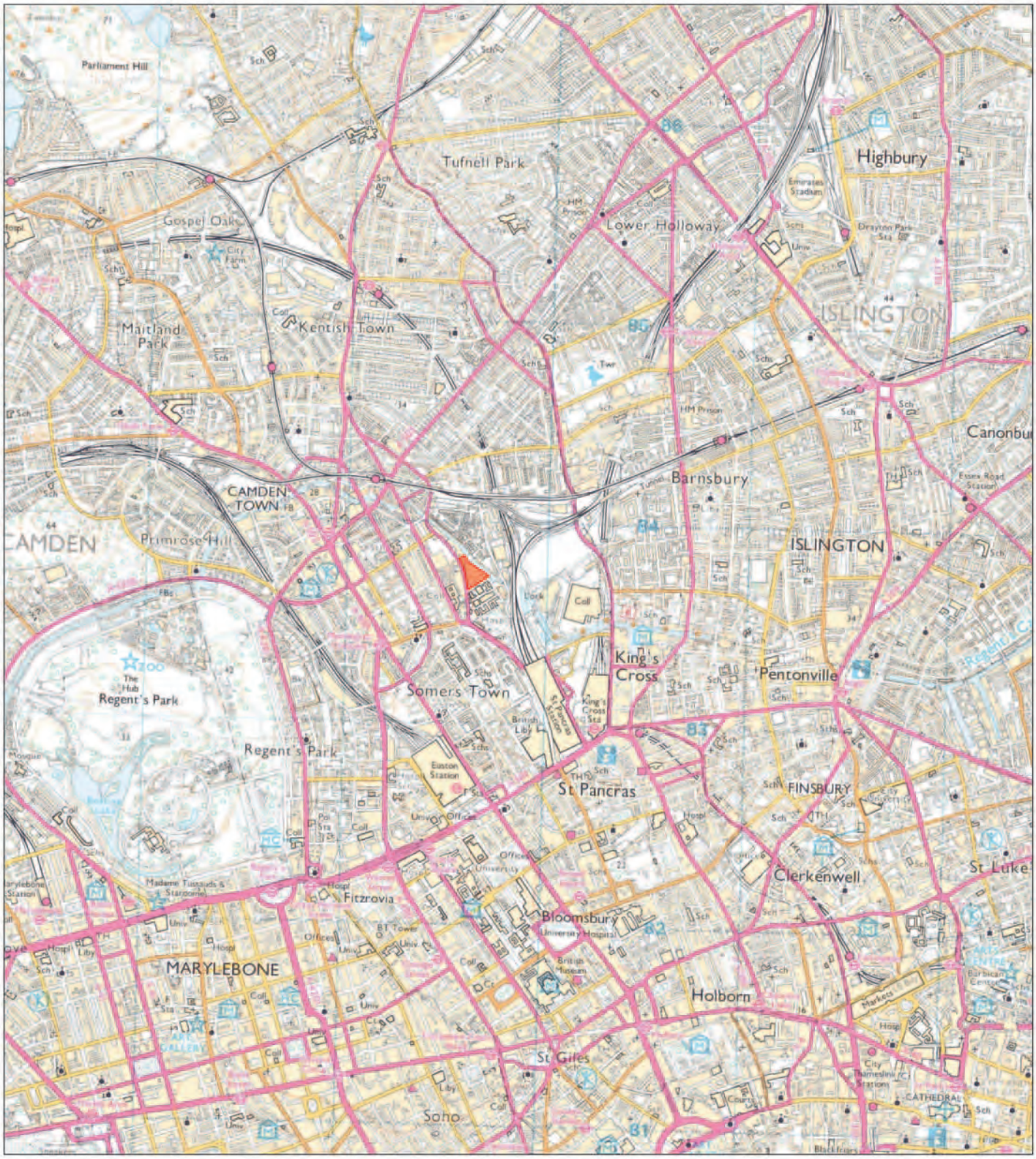
7.1.3 The extended Phase 1 habitat survey has established that the vast majority of the Site is dominated by the existing building, with the remaining areas occupied largely by hardstanding, whilst the interface with the adjacent canal corridor is similarly comprised of hardstanding. Vegetation within the Site is limited to small isolated areas of amenity planting and grassland, a small number of young standard trees and sparse colonising weeds, which are extremely unlikely to provide any significant ecological value even in the local context, particularly given the size and location of the Site within central London. Where it is practicable, it is proposed that new wildlife habitats be provided, particularly in combination with the adjacent canal corridor and including new 'biodiverse' roofs, in order to provide ecological enhancements as part of the Proposed Development for the Site.

7.1.4 The habitats present within the Site are unlikely to provide potential opportunities for any protected, rare or notable faunal species with the exception of very minor potential for use by common nesting birds. Nonetheless, proposed mitigation measures and safeguards are set out in regard to faunal species (particularly associated with the offsite canal corridor) where appropriate in order to ensure that they are fully safeguarded under the Proposed Development, following which the Proposed Development is unlikely to adversely affect any such species.

7.1.5 In conclusion, subject to the implementation of the proposed measures and safeguards set out, the Proposed Development will have sought to minimise impacts on biodiversity and it is considered unlikely that the Proposed Development would result in significant harm to sensitive ecological receptors. Indeed, where appropriate, opportunities are highlighted to provide a number of ecological enhancement measures as part of the Proposed Development.

Plan 4704/ECO1:

Site Location



KEY:

SITE LOCATION

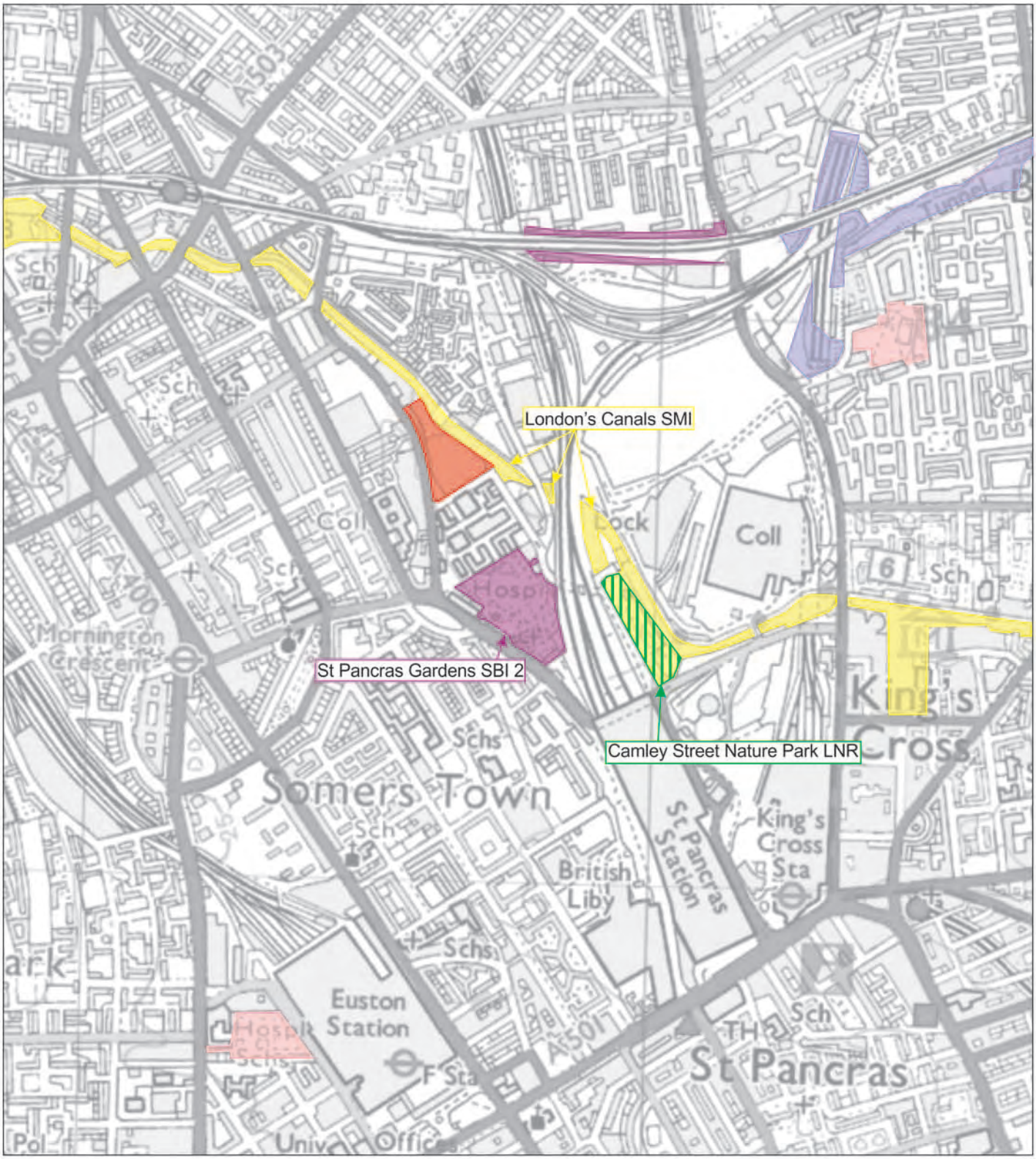
aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

UGLY BROWN BUILDINGS, ST PANCRAS WAY, CAMDEN	PROJECT
SITE LOCATION	TITLE
4704/ECO1	DRAWING NO.
-	REV.
JULY 2016	DATE

Plan 4704/ECO2:

Ecological Designations



KEY:

- SITE LOCATION
- LOCAL NATURE RESERVE (LNR)
- SITE OF METROPOLITAN IMPORTANCE FOR NATURE CONSERVATION (SMINC)
- SITE OF BOROUGH IMPORTANCE FOR NATURE CONSERVATION GRADE 2 (SBINC 2)
- SITE OF BOROUGH IMPORTANCE FOR NATURE CONSERVATION GRADE 1 (SBINC 1)
- SITE OF LOCAL IMPORTANCE FOR NATURE CONSERVATION (SLINC)

aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

UGLY BROWN BUILDINGS, ST PANCRAS WAY, CAMDEN — PROJECT

ECOLOGICAL DESIGNATIONS — TITLE

4704/ECO2 — DRAWING NO.

A.- — REV.

MAY 2017 — DATE

Plan 4704/ECO3:

Habitats, Ecological Features and Photographs

KEY:

- SITE BOUNDARY
- BUILDING
- HARDSTANDING
- GRAVEL
- AMENITY PLANTING
- AMENITY GRASSLAND
- BARE / DISTURBED GROUND
- TREE
- COTONEASTER / ROSA RUGOSA
- LIGHTING COLUMN / FEATURE
- OFFSITE CANAL
- ① PHOTOGRAPH LOCATION

UGLY BROWN BUILDINGS, ST PANCRAS WAY, CAMDEN — PROJECT

HABITATS, ECOLOGICAL FEATURES AND PHOTOGRAPHS — TITLE

4704/ECO3 — DRAWING NO.

\- — REV.

July 2016 — DATE

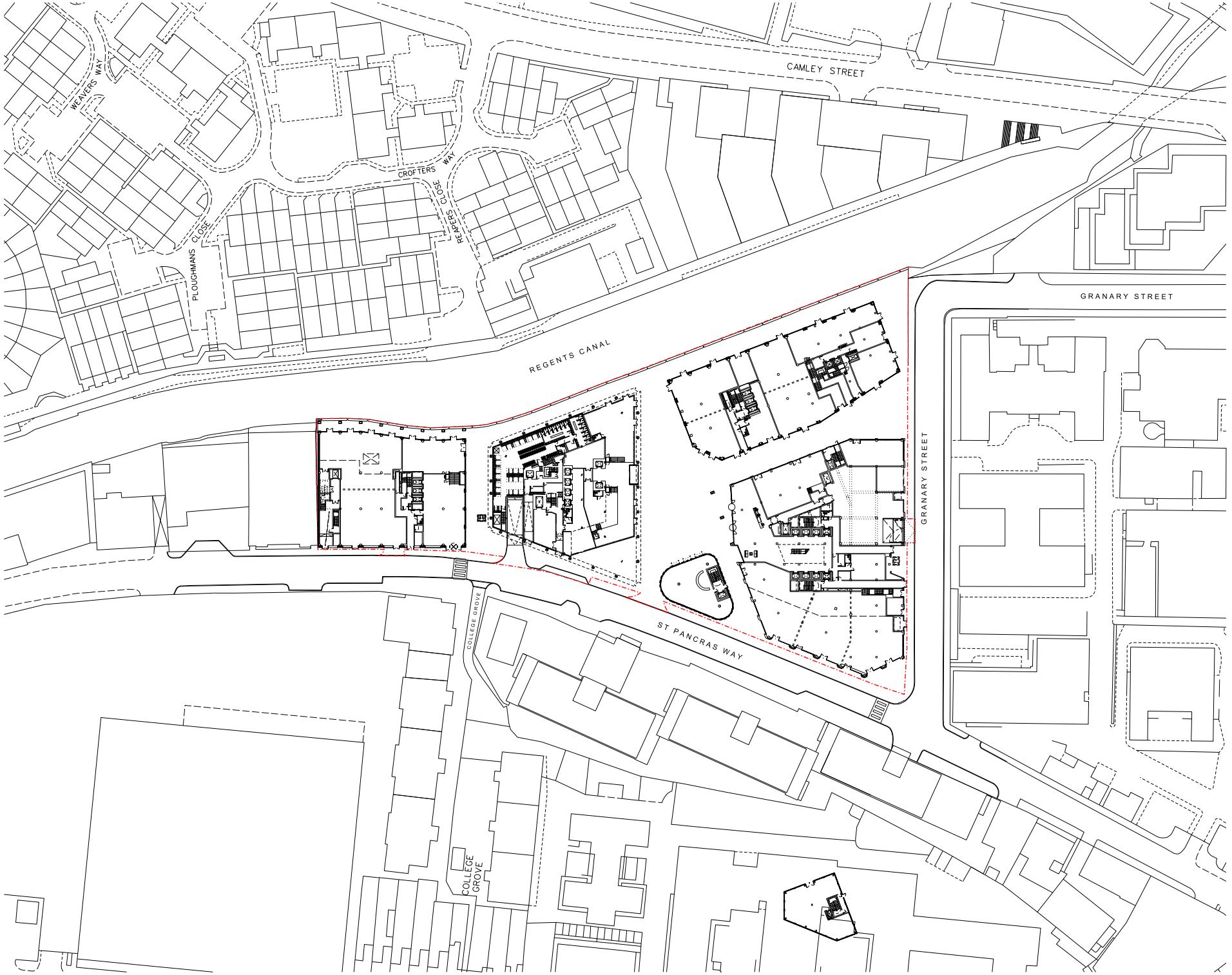
Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

aspect ecology

Appendix 4704/1:

Proposed Development Plans

Bennetts Architects Proposed Site Plan and Proposed Roof Plan (Drawing Nos. 1603_P_001 and 1603_P_RP)



Revisions	By	Chk
\ 170526 Issued for Planning	AD	DK
A 170714 Issued for Planning	JS	DK
B 170721 Issued for Planning	AD	DK

Notes

Application boundary

Bennetts Associates Architects

1 Rawstorne Place London EC1V 7NL

T +44 (0)20 7520 3300 F +44 (0)20 7520 3333

E mail@bennettsassociates.com

For Bennetts Associates' electronic Information Issue disclaimer - www.bennettsassociates.com/informationdisclaimer/

Project Project No. 1603

The Ugly Brown Building

Reef Estates

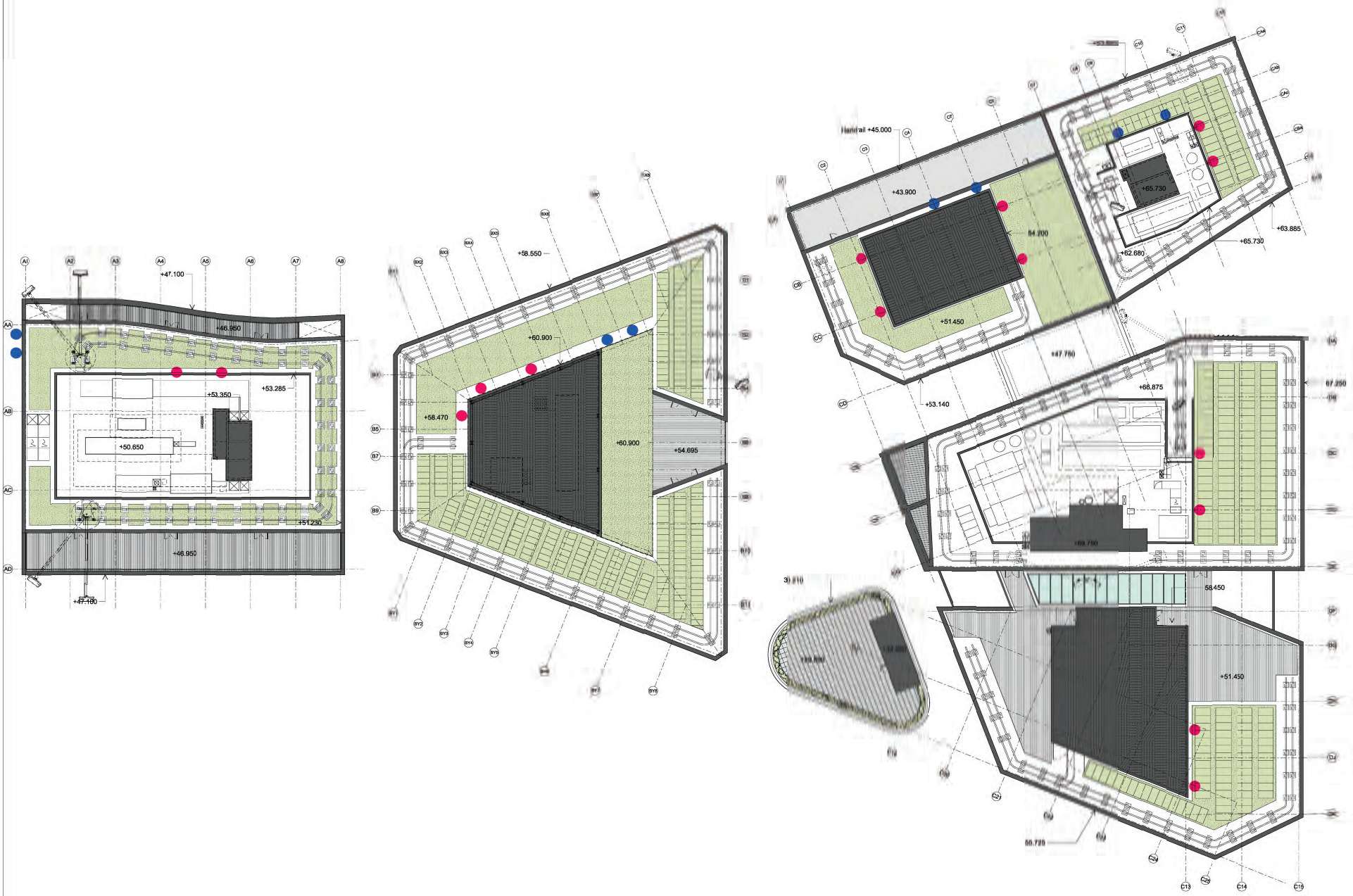
Drawing Title

Proposed Site Plan

Drawing Number	Revision
1603_P_001	B

Scale @ A3	Scale @A1	Revision Date
1 : 1000	1 : 500	170721

YY MM DD



Revisions

		Chk
\	170[illegible] [illegible]	DK
A	170[illegible] [illegible]	DK
B	170[illegible] [illegible]	DK
C	170[illegible] [illegible]	DK

Notes

- Biodiverse Roof (with PVs where indicated)
- Accessible Terrace
- Proposed location for bird boxes
- Proposed location for bat boxes

Bennetts Associates Architects

1 Rawstorne Place London EC1V 7NL
T +44 (0)20 7520 3300 F +44 (0)20 7520 3333
E mail@bennettsassociates.com

Project Project No. 1603

The Ugly Brown Building

Reef Estates

Drawing Title

Proposed
Roof Plan

Drawing Number	Revision
1603_P_RP	C

Scale @ A3	Scale @A1	Revision Date
1 : 500	1 : 250	170714

YY MM DD

Appendix 4704/2:

Desktop Study Information

Non-confidential Summary Page received from GiGL

Information obtained from the MAGIC database

THIS SUMMARY PAGE MAY BE PUBLISHED
THE FULL REPORT AND MAPS MAY NOT BE PUBLISHED IN THE PUBLIC DOMAIN

Ecological Data Search 967 - Summary Page

A 1000m ecological data search was carried out for site St Pancras on behalf of Aspect Ecology on 06 Jul 2016.

The following datasets were consulted for this report:

- Statutory sites ✓
- Non-statutory sites ✓
- Protected species ✓
- London invasive species ✓
- Habitats ✓
- Open space ✓

Results

Statutory sites	No statutory sites and 1 LNR
Non-statutory sites	7 SINCs
Areas of Deficiency	Present within search area
Geological sites	None present within search area
Species	
Protected and notable species	462 species records
London invasive species	229 species records
Habitats	
BAP habitat suitability	Present within search area
Open space	Present within search area

The report is compiled using data held by GiGL at the time of the request. Note that GiGL does not currently hold comprehensive species data for all areas. Even where data is held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there.

Permission
This data search report is valid until 06/07/2017 for the site named above.

Prepared by Alec Walker
06 Jul 2016

1004704 Designated Sites (5km Radius)

Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

Projection = OSGB36
xmin = 518700
ymin = 178300
xmax = 540600
ymax = 189500

Map produced by MAGIC on 13 July, 2016.

Site Check Report Report generated on Wed Jul 13 2016
You selected the location: Centroid Grid Ref: TQ296837
The following features have been found in your search area:

SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?	2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:
All Planning Applications	
Infrastructure	Airports, helipads and other aviation proposals.
Wind & Solar Energy	
Minerals, Oil & Gas	
Rural Non Residential	
Residential	
Rural Residential	
Air Pollution	Pig & poultry units, slurry lagoons > 750m³ & manure stores > 3500t.
Combustion	General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	
Composting	
Discharges	
Water Supply	
GUIDANCE – How to use the Impact Risk Zones	/Metadata_for_magic/SSSI IRZ User Guidance v2.5 MAGIC 10Mar2016.pdf

Site Check Report Report generated on Wed Jul 13 2016
You selected the location: Centroid Grid Ref: TQ296837
The following features have been found in your search area:

Local Nature Reserves (England) - points

Reference	1008740
Name	ABNEY PARK CEMETERY
Hectares	12.54
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008740

Reference	1421538
Name	BELSIZE WOOD
Hectares	0.27
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1421538

Reference	1008761
Name	BARNSBURY WOOD
Hectares	0.32
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008761

Reference	1008823
Name	CAMLEY STREET NATURE PARK
Hectares	0.84
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008823

Reference	1008916
Name	GILLESPIE PARK
Hectares	3.03
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008916

Reference	1009064
Name	PARKLAND WALK
Hectares	14.31
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009064

Reference	1009092
Name	RAILWAY FIELDS
Hectares	0.87
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009092

Reference	1009360
Name	ST JOHN'S WOOD CHURCH GROUNDS
Hectares	1.99
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009360

Reference	1009089
Name	QUEEN'S WOOD
Hectares	21.07
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009089

Local Nature Reserves (England)

Reference	1008740
Name	ABNEY PARK CEMETERY
Hectares	12.54
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008740

Reference	1421538
Name	BELSIZE WOOD
Hectares	0.27
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1421538

Reference	1008761

Name	BARNSBURY WOOD
Hectares	0.32
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008761

Reference	1008823
Name	CAMLEY STREET NATURE PARK
Hectares	0.84
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008823

Reference	1008916
Name	GILLESPIE PARK
Hectares	3.03
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008916

Reference	1009064
Name	PARKLAND WALK
Hectares	14.31
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009064

Reference	1009092
Name	RAILWAY FIELDS
Hectares	0.87
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009092

Reference	1009360
Name	ST JOHN'S WOOD CHURCH GROUNDS
Hectares	1.99
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009360

Reference	1009089
Name	QUEEN'S WOOD
Hectares	21.07
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009089

Sites of Special Scientific Interest (England) - points

Name	Hampstead Heath Woods
Reference	1000124
Natural England Contact	DRESNER - EMILY
Natural England Phone Number	0845 600 3078
Hectares	16.17
Citation	1003451
Hyperlink	http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003451

Sites of Special Scientific Interest (England)

Name	Hampstead Heath Woods
Reference	1000124
Natural England Contact	DRESNER - EMILY
Natural England Phone Number	0845 600 3078
Hectares	16.17
Citation	1003451
Hyperlink	http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003451

National Nature Reserves (England) - points
No Features found

National Nature Reserves (England)
No Features found

Ramsar Sites (England) - points
No Features found

Ramsar Sites (England)
No Features found

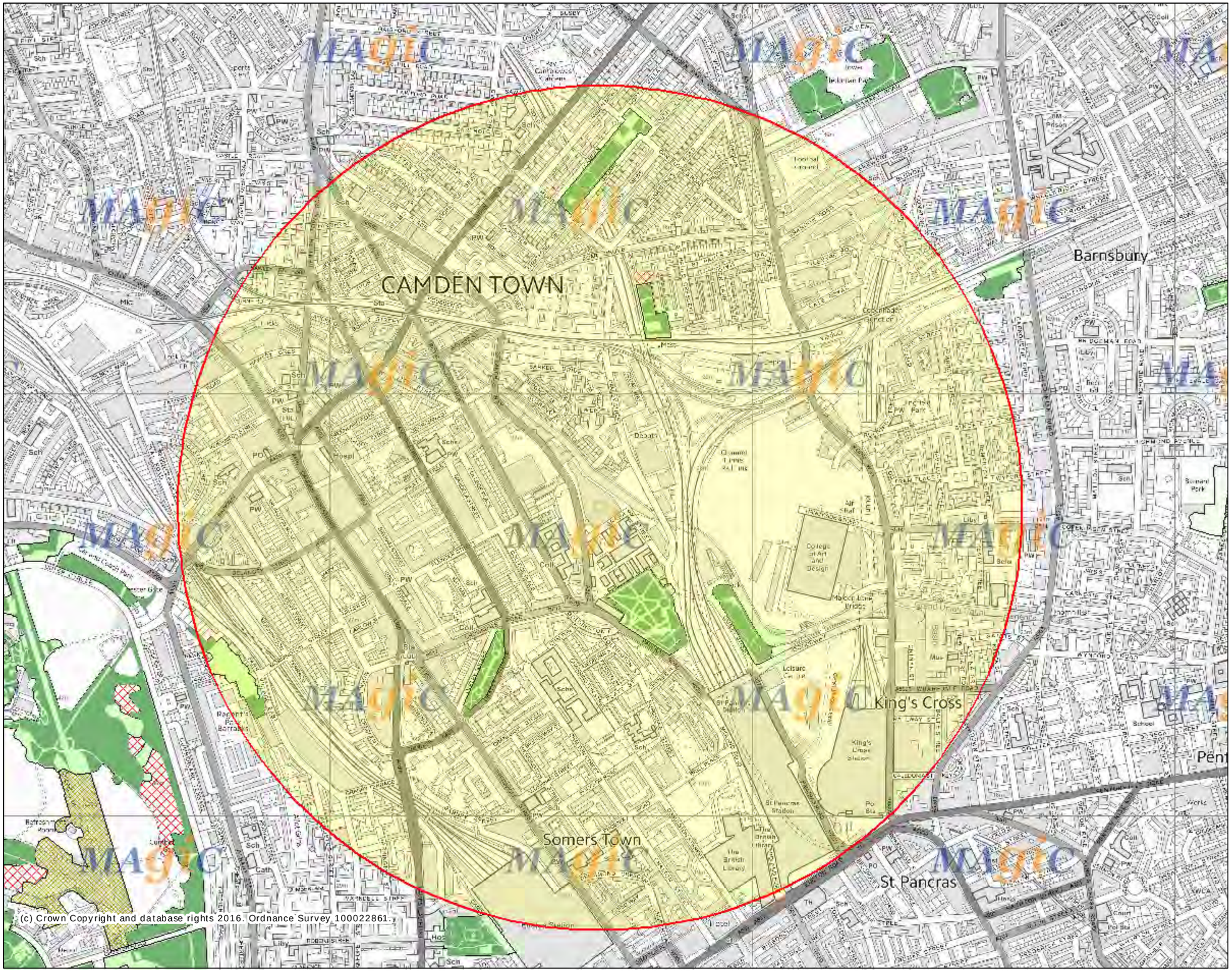
Special Areas of Conservation (England) - points
No Features found

Special Areas of Conservation (England)
No Features found

Special Protection Areas (England) - points
No Features found

Special Protection Areas (England)
No Features found

1004704 Priority Habitats (1km Radius)



Legend

- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)
- Priority Habitat Inventory - Upland Heathland (England)

Projection = OSGB36
xmin = 527400
ymin = 182700
xmax = 532000
ymax = 184900
Map produced by MAGIC on 13 July, 2016.

Appendix 4704/3:

Previous ecological information submitted to Camden Borough Council in relation to a nearby development site (Ref: ECO3542 BN EcoAdd vf, dated September 2014)

Aspect Ecology
West Court
Hardwick Business Park
Noral Way
Banbury
OX16 2AF

t 01295 276066
f 01295 265072
e info@aspect-ecology.com
w www.aspect-ecology.com

September 2014
Ref: ECO3542 EcoAdd vf

102 CAMLEY STREET, KINGS CROSS, LONDON (ECO3542)

ECOLOGICAL ADDENDUM: ADDITIONAL ECOLOGICAL INFORMATION

INTRODUCTION

Aspect Ecology Ltd is acting on behalf of Regent Renewal Ltd in regard to ecological matters at the site, located at 102 Camley Street, Kings Cross in the London Borough of Camden. The site is proposed for redevelopment to provide new mixed use development incorporating residential provision and business space for small medium start up enterprises, for which a planning application has been submitted to the London Borough of Camden (Ref: 2014/4381/P).

As part of the planning process, Aspect Ecology undertook ecological survey and assessment work at the site in 2014, the results of which are set out within the Aspect Ecology's report entitled '102 Camley Street, King's Cross, London, N1C 4PF: Ecological Assessment', dated June 2014, which was submitted as part of the planning application.

Consultation responses received from the London Borough of Camden in regard to the planning application do not set out any objection to the application on ecology grounds, albeit a number of planning conditions are recommended in order to ensure ecological matters are appropriately addressed.

Nonetheless, since the time of the previous survey work, Aspect Ecology has undertaken further ecological work and consideration in regard to the site and adjacent canal section and accordingly, in order to ensure the proposals are fully informed, this note sets out the additional ecological information available. Accordingly, this note is supplemental to the previously submitted Ecological Assessment report with which it should be read in conjunction.

Additional information relevant to the proposed development of the site comprises 2 parts: Background species records and Bat Activity Survey Work of the adjacent section of canal. These matters are further considered individually below.

BACKGROUND SPECIES RECORDS

As set out within the previously submitted information, the location and nature of the site is such that there appear to be negligible opportunities for any protected, rare or notable species to be present, albeit the site is located adjacent to a section of canal, which provides a potential corridor for minor use by urban species. Accordingly, in order to further inform the consideration of the site in line with comments received from the London Borough of Camden's officers in regard to similar nearby applications, and ensure the information considered in relation to the current proposals at the site remain robust, Greenspace Information for Greater London

(GiGL) has been further contacted in order to obtain background records of any protected, rare or notable species within the vicinity of the site. Information received from GiGL includes records of Internationally or Nationally protected species; national or London BAP priority species; red data list species; species of conservation concern in London and London Invasive Species Initiative (LISI) species.

Results and Discussion

As anticipated given the nature of the site, none of the background records of any protected, rare or notable species returned within the information provided by GiGL appear to relate to the site itself. A number of records of floral and faunal species from the wider search area were returned within the information received, which have been considered with reference to the previously reported information. In regard to flora, a number of records of notable and invasive species have been returned, particularly relating to locations consistent with Camley Street Natural Park, situated approximately 200m south west of the site, albeit as previously highlighted there is no evidence to suggest the presence of any such species at the site and as such, these records do not appear to add anything further of importance in relation to the site or current proposals.

The records obtained from the wider search area include a number of records of bats, predominantly comprising Pipistrelle species (albeit including a single record of each of Kuhl's Pipistrelle and Nathusius's Pipistrelle), with the only other identified bat species comprising Daubenton's Bat (total 3 records plus a single unconfirmed *Myotis* species) with the most recent dating from 2010. None of these appear to have specific relevance to the site. Nonetheless, further specific bat survey work and consideration is set out below in regard to the adjacent canal corridor.

Background records of other mammal species returned from the search area surrounding the site are limited to a single record of Otter and a small number (4) of records of Hedgehog. It is possible that Otter makes some use of the canal section adjacent to the site, albeit the vertical man made banks and general lack of vegetation are such that opportunities are extremely limited within the immediate vicinity of the site, whilst the territory size occupied by individual Otters is such these areas would at best represent only a tiny proportion of any Otter territory of little importance and at best the water channel would likely be used as a movement corridor. In any event, the canal itself will remain unaffected under the proposals, such that even should Otter be present it would be unlikely to be affected with the potential exception of potential disturbance through light spill, which is considered within the previously submitted report in regard to the adjacent London's Canals SMINC designation, with suitable mitigation measures and considerations set out, which would likely ensure any existing use of the canal by Otter, or similar species (if present) is appropriately safeguarded.

The habitats present within the site and adjacent areas are largely lacking in vegetation and accordingly, unlikely to provide particular opportunities for Hedgehog, whilst the canal corridor and associated vertical retaining walls and surrounding development likely provides a substantial existing movement barrier to this species. Accordingly, the proposals are unlikely to result in any adverse effect on this species.

In terms of other faunal records, these include a number of records of bird species (none of which appear likely to be specifically related to the site), a number of records of invertebrate species and a small number of common amphibians (Palmate Newt, Common Frog and Common Toad) none of which relate to the site, whilst the proposals are unlikely to result in any adverse effects on habitats offering any specific potential to support these species.

Accordingly, following receipt and consideration of background faunal records from the site and surrounding search area, it is clear that there are no records that would suggest the presence of any protected, rare or notable species would be present within the site, and there is nothing that would change the conclusions of the previously submitted report in regard to the potential effects of the proposals.

BAT ACTIVITY SURVEY WORK

Subsequently to the previously reported information, in order to provide further information on any use of the adjacent canal corridor by bats, specific bat activity survey work was undertaken during September 2014.

Survey Methodology

The section of canal situated adjacent to the site was subject to bat activity survey work, comprising specific evening and pre-dawn survey work in September 2014 in order to address the highlighted requirement for such work to be undertaken by the London Borough of Camden's Nature Conservation Officer. Given the focussed and linear nature of the available suitable habitat (offsite canal corridor) and relatively short length of the relevant section of canal, bat activity survey work comprised stationary counts from 2 separate vantage points along the canal (see Plan 3542/BAT1), including in particular a surveyor situated on the short canal towpath section situated immediately adjacent to the site boundary (surveyor location 2). The survey work was carried out on the dates and weather conditions set out in Table 1 below.

Table 1: Details of weather conditions and timings of bat survey visits undertaken at the site during September 2014.

Survey Date	Survey Type	Temp.	Wind	Sunset/Sunrise Time	Cloud Cover
9 Sept 2014	Dusk	18°C	Light Air (Beaufort 1)	19.30	5%
10 Sept 2014	Dawn	14°C	Light Air (Beaufort 1)	06:30	5%

During the surveys, two surveyors were present, positioned at the locations shown at Plan 3542/BAT1 along the canal towpath using hand-held electronic bat detectors (Wildlife Acoustics EchoMeter 3/Anabat SD2 detectors, which were used to record the output in order to cover the section of the canal situated immediately adjacent to the site, along with the adjacent sections. The evening (dusk) survey commenced at sunset and continued for 2 hours, whilst the morning (dawn) survey commenced 2 hours prior to sunrise, continuing until after sunrise.

Results and Discussion

The results of the bat activity survey work undertaken are summarised at Plan 3542/BAT1. During the survey work undertaken, a very small number of bat passes and activity was recorded along the canal, with only a single species (Common Pipistrelle *Pipistrellus pipistrellus*) recorded along the canal corridor.

The section of canal situated immediately adjacent to the site (surveyor location 2) was recorded to support low levels of bat activity including occasional bouts of foraging activity and circling of individual bats over the short section of canal situated between the road and railway bridges. Activity within this section was noted to be limited to small numbers (no more than a single bat noted at any one time) of Common Pipistrelle. Overall, during the course of the survey work (totalling 4 hours) a total of 35 bat calls were recorded from the adjacent section of canal (relating to 24

individual bats (passes and foraging bouts) recorded by the surveyor (the difference predominantly relating to the fact that a single foraging bout/bat can result in multiple separate registrations on the bat detector recordings due to circling and/or length of calls/bouts).

Further, the nearby section of canal situated west of the site (beyond the Camley Street Road bridge [Surveyor Location 1] was recorded to support even lower levels of usage (only 8 individual, brief passes by individual Common Pipistrelle over the course of the entire survey work). No other bat species were recorded at either location at any time during the survey work.

During the survey work, it was noted that considerable lighting is present within the vicinity of the canal, including in particular along Camley Street, which spills onto the canal corridor (e.g. see Plan 3542/BAT1), likely contributing to the extremely limited use by bats along with the heavily developed surroundings. Further, it appears likely that the (slightly) raised activity levels noted over the short section of canal located immediately adjacent to the site are facilitated by the shelter provided by the existing bridges, along with vegetation along the inaccessible southern bank (beyond the canal itself, which will remain unaffected under the proposals) in this short section.

It is highlighted that, during the survey work undertaken only a single species (Common Pipistrelle Bat) was recorded, which is noted to be common in urban areas and less sensitive to light levels than other bat species. This position appears to accord generally with the level of background records returned for the surrounding search area, with the vast majority of bat records comprising Pipistrelle species (see above).

Given the low levels of bat usage recorded (limited to a single, common species), combined with the background records obtained, it appears unlikely that the section of canal corridor adjacent to the site forms an important corridor for any rarer (or more light-sensitive) bat species, albeit it appears that (very small numbers of) individual Common Pipistrelle make some minor use of the canal for commuting and/or foraging. This species remains common and widespread, including within urban areas and is less susceptible to effects by light spill than other species (indeed it is noted that Common Pipistrelles are reportedly able to cope with relatively high light levels (of up to 14 lux) (Fure, 2006))[1] and known to utilise lights as a foraging focus for insects attracted to lights (BCT & ILE, 2009[2])). Nonetheless, in order to minimise any potential to affect this group (along with any other nocturnal or crepuscular wildlife potentially using the canal, such as Otter) recommendations in regard to new lighting within the vicinity of the canal are set out within the previously submitted report (in particular the use of new lighting associated with the canal corridor should be directed away from the water channel itself and contained within the towpath and associated public areas with dark areas maintained over the water channel and associated vegetation for the benefit of bats and other nocturnal/crepuscular wildlife where possible). Accordingly on this basis, the conclusions of the previously submitted report appear to remain appropriate in regard to this group and no further consideration is considered necessary.

SUMMARY AND CONCLUSION

The above note provides further information and consideration in regard to ecological matters in order to supplement the existing, submitted Ecological Assessment report. relating to planning application 2014/4381/P.

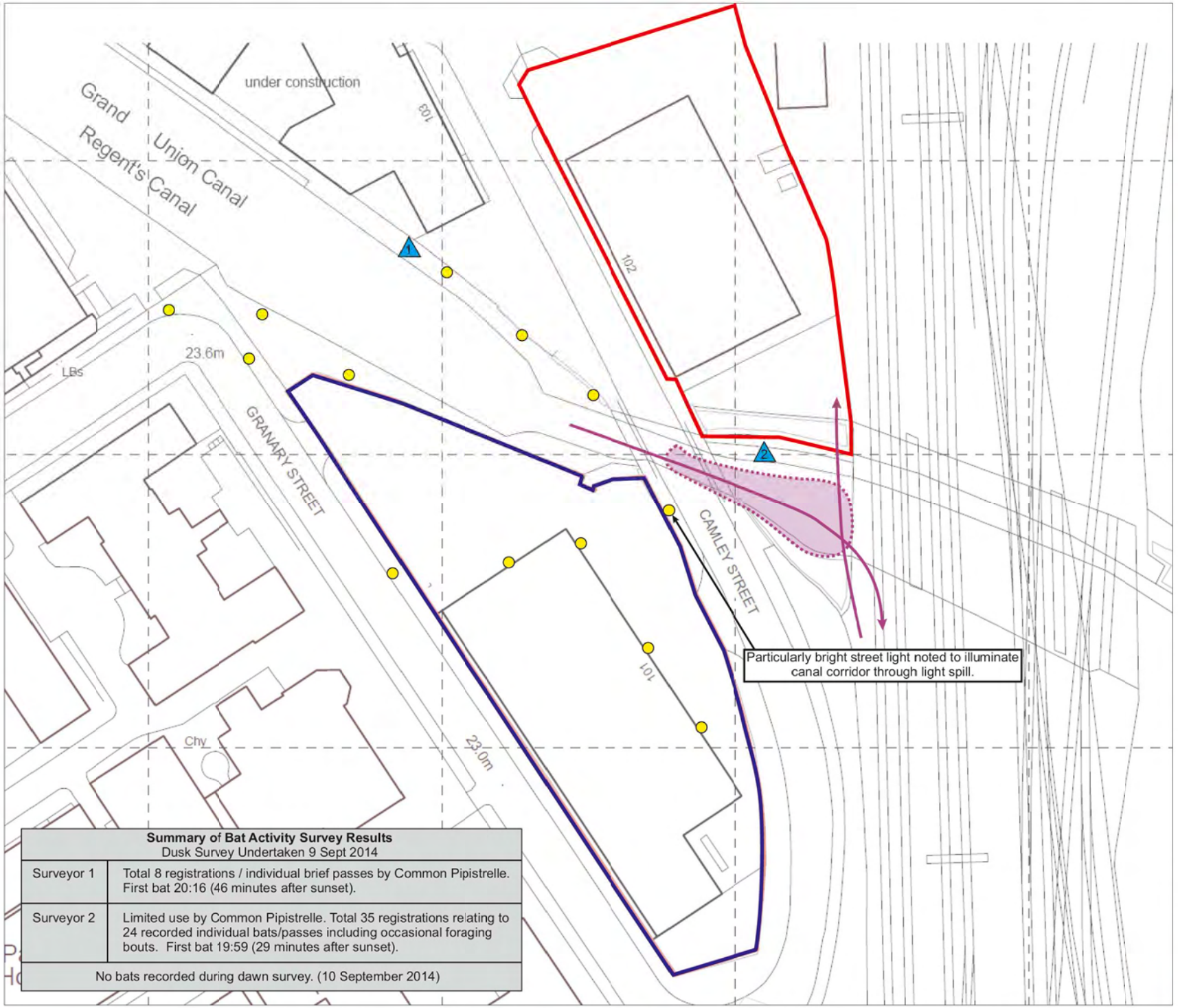
[1] Fure A. (2006) "Bats and Lighting". The London Naturalist, 85
[2] BCT & ILE (2008) "Bats and Lighting in the UK"

No ecological objections or requirements for further information have been received to date in regard to the planning application, albeit the information set out provides additional detail in order to ensure the proposals are fully informed in relation to ecological matters, whilst as set out above, following the additional information the information and recommendations set out within the previous information appear to remain appropriate and no further consideration or amendments would appear necessary.

Accordingly, on the basis of the previously submitted information, along with the above considerations there appear to be no over-riding ecological constraints to the proposed development of the site.

Colin Lee
Associate Director

September 2014



Summary of Bat Activity Survey Results Dusk Survey Undertaken 9 Sept 2014	
Surveyor 1	Total 8 registrations / individual brief passes by Common Pipistrelle. First bat 20:16 (46 minutes after sunset).
Surveyor 2	Limited use by Common Pipistrelle. Total 35 registrations relating to 24 recorded individual bats/passes including occasional foraging bouts. First bat 19:59 (29 minutes after sunset).
No bats recorded during dawn survey. (10 September 2014)	

KEY:

- 102 CAMLEY STREET SITE BOUNDARY
- 101 CAMLEY STREET BOUNDARY
- SURVEYOR LOCATION
- ROUTE OF INDIVIDUAL BAT COMMUTING / FORAGING PASS BY COMMON PIPISTRELLE BAT
- OCCASIONAL LOW LEVELS OF FORAGING /CIRCLING BY INDIVIDUAL COMMON PIPISTRELLE BAT
- EXISTING LIGHTING

102 CAMLEY STREET, LONDON

BAT ACTIVITY SURVEY RESULTS

3542/BAT1

-

SEPTEMBER 2014

Aspect Ecology Limited - West Court - Hardwick Business Park
Nora Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

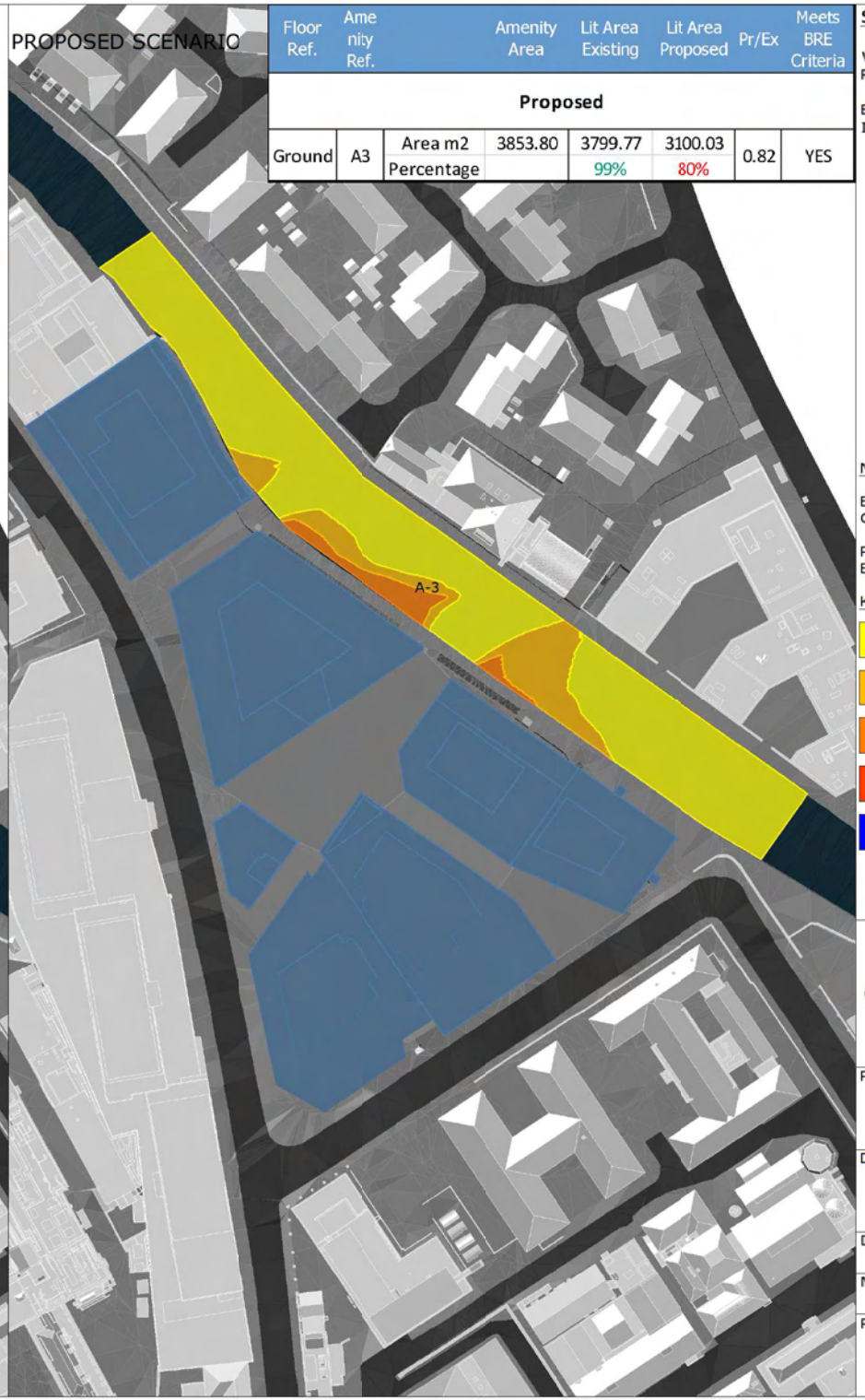
aspect ecology

Appendix 4704/4:

Sunlight analysis plan (Waldrams drawing No. 1661: 07-16)

EXISTING SCENARIO

PROPOSED SCENARIO



Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Proposed							
Ground	A3	Area m2	3853.80	3799.77	3100.03	0.82	YES
		Percentage		99%	80%		

SOURCES OF INFORMATION:

WALDRAMS LTD
REL 06

BENNETTS
IR18 (RECEIVED 03/05/2017)

NOTES:

EXISTING SCHEME SHOWN IN GREEN

PROPOSED SCHEME SHOWN IN BLUE

KEY:

- MORE THAN TWO HOURS OF SUN
- FROM 1.50 TO 2.00 HOURS OF SUN
- FROM 1.00 TO 1.50 HOURS OF SUN
- FROM 0.50 TO 1 HOURS OF SUN
- LESS THAN 0.5 HOURS OF SUN

waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT
ST PANCRAS WAY
LONDON NW1

DRAWING
AMENITY ANALYSIS
EXISTING VS PROPOSED

DATE	SCALE @ A3
11.05.17	NTS
MODELED BY	DRAWN BY
DF	DF

PROJECT No.	REL No.-DRAWING No.
1661	07-16

landscape planning • ecology • arboriculture

aspect

Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-ecology.com
W: www.aspect-ecology.com