



Preliminary Ecological Appraisal White Bear Yard, London

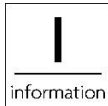
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Clerkenwell Road
London
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1. Introduction

1.1. Background

Hilson Moran has been commissioned by The Senator Group to conduct a Preliminary Ecological Appraisal (PEA) of the proposed re-development of the existing building associated with White Bear Yard, located on Back Hill in the London Borough of Camden (National Grid Reference TQ 31250 82070).

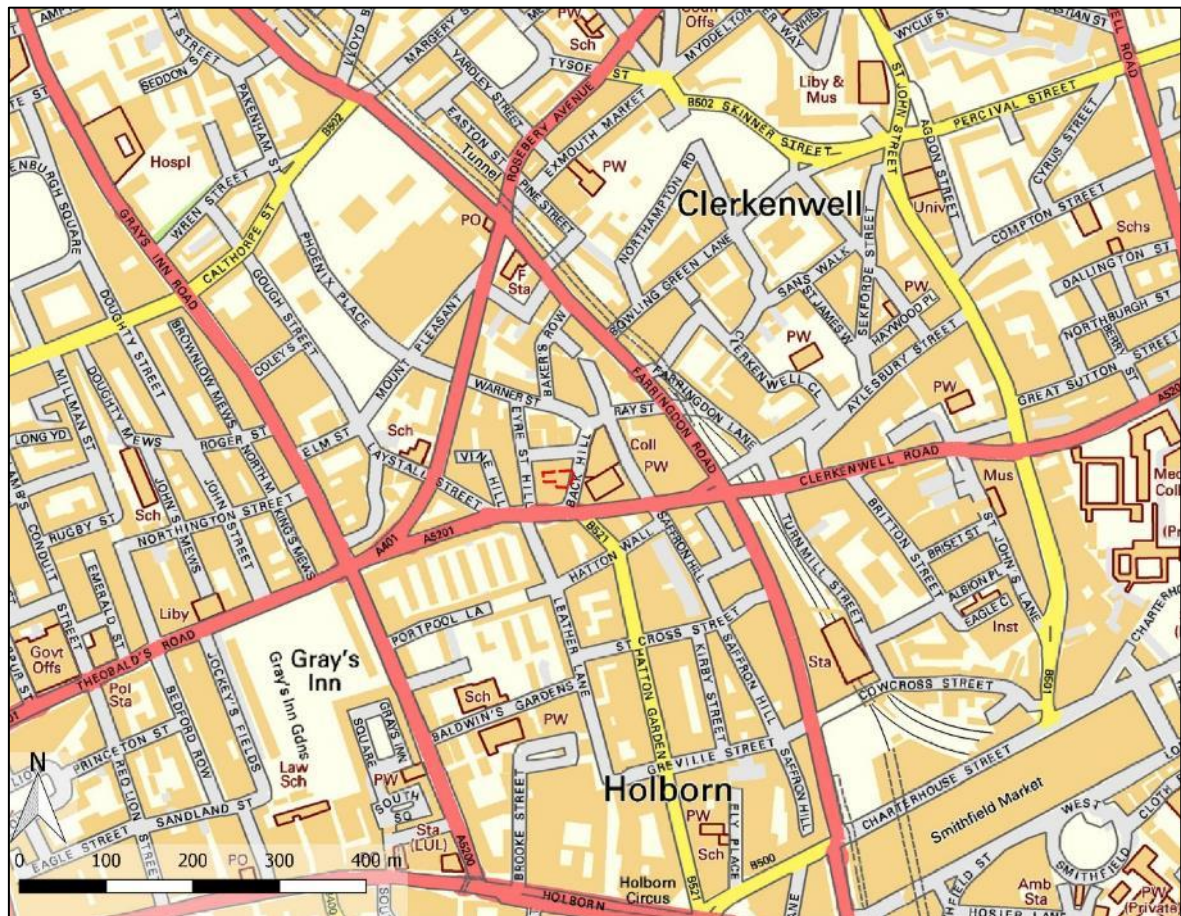


Figure 1.1 White Bear Yard Site Location (©Crown Copyright Licence Number 150000033)

The re-development involves the removal of the existing roof-top extension and construction of a new two-storey extension to the top of the building across the extent of the site and incorporating new terrace areas.

1.2. Purpose

This report provides an initial assessment of the biodiversity potential of the existing building, comprising the proposed development site on Back Hill/Clerkenwell Road, and identification of potential constraints to the future development of this site. The survey documented in this report has been carried out in order to identify the habitats present on site and provide an initial assessment of their biodiversity value and potential to support species of conservation interest. This enables an appraisal of the habitats present and species potentially present on the site and identification of constraints to the future development of the site.

The information presented within this report provides an assessment that informs the design of appropriate mitigation measures, which can be incorporated within the completed scheme. The need for further surveys is also discussed where these may be required.

1.3. Legislative and Planning Context

Legislative protection is afforded to a range of sites, habitats and species through a number of national statutes. The principal means by which features of biodiversity interest are protected are:

- The Conservation of Habitats and Species Regulations 2010 (as amended), which implements protection for European protected sites and species, consolidating and updating the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) with the level of protection remaining the same;
- The Wildlife and Countryside Act 1981 (as amended), which comprises the principal means of protecting wildlife in the UK, including the identification and protection of Sites of Special Scientific Interest (SSSIs) and provides the mechanism by which a number of international directives are implemented in the UK;
- The Countryside and Rights of Way (CROW) Act 2000, which strengthens the Wildlife and Countryside Act 1981 (as amended) in relation to the protection of SSSIs and threatened species; and,
- The Natural Environment and Rural Communities (NERC) Act 2006, which places an obligation on public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.

1.3.1. Legislative Protection for Species

The following summarises the legislative protection afforded to species identified as potentially present within the study area.

1.3.1.1. Flora

All wild plants are protected under Schedule 13 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to uproot a plant, defined as '*to dig up or otherwise remove the plant from the land on which it is growing*', without permission from the land owner or occupier. A number of higher and lower plants receive additional protection under Schedule 8 of the Act, which makes it an offence to intentionally pick, uproot, destroy or trade in these plants.

Schedule 9 of the Act identifies invasive plant species and makes it an offence to plant these species or otherwise cause them to grow in the wild. The protection has been strengthened through the inclusion of a new schedule, as a result of Section 23 of the Infrastructure Act 2015, which enables environmental authorities to require works to be undertaken to remove or prevent their establishment. Any material containing Japanese knotweed (*Fallopia japonica*) or giant hogweed (*Heracleum mantegazzianum*) is identified as 'controlled waste' under the Environmental Protection Act 1990 and must be disposed of appropriately.

1.3.1.2. Birds

All wild birds in England and Wales are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs. Additional protection is afforded to species listed in Schedule 1 of the Act from disturbance whilst it is building a nest, or at a nest containing eggs or young, or to disturb the dependent young of a bird.

Furthermore, amendments to the provisions under the Conservation of Habitats and Species Regulations 2010 (as amended) require local planning authorities to have regard to *‘the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the UK’* in the exercising of their functions. As a result, it is important to consider the habitat loss as a result of a development and opportunities for the provision of habitats.

1.3.1.3. Bats

All bat species in England and Wales are fully protected through inclusion within the Conservation of Habitats and Species Regulations 2010 (as amended) as European Protected Species (EPS). Under this legislation it is an offence to deliberately capture, injure or kill individuals of any native bat species. It is also a strict liability offence to damage or destroy sites or places which bat species use as a breeding site or resting place. Bats are also protected under the Regulations from deliberate disturbance which is likely to:

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

It may be possible to apply for a licence from Natural England to allow activities that would otherwise be an offence under these Regulations. However, it is an offence to breach a condition imposed by any such licence.

All bats are also partially protected in England and Wales through their inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to intentionally or recklessly disturb a bat whilst it is using a place of rest or shelter.

1.3.2. Planning Context

1.3.2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF)¹ sets out policies which will apply to the preparation of local plans, and to development management decisions. The framework sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Paragraph 109 states that *‘the planning system should contribute to and enhance the natural and local environment by:*

- *recognising the wider benefits of ecosystem services;*
- *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’.*

The NPPF also states in Paragraph 111 that *'planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value'*.

Planning practice guidance² provided by the Department for Communities and Local Government includes further guidance on biodiversity, ecosystems and green infrastructure within the planning process. Paragraph 016 (Reference ID 8-016-20140612) identifies that information on biodiversity impacts and opportunities should inform all stages of development, with planning applications requiring an ecological survey where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate. The guidance also identifies that detailed species surveys should only be required by local planning authorities where clearly justified, for example where there is a reasonable likelihood of a protected species being present and affected by the development.

1.3.2.2. London Plan

The London Plan³ is the strategic planning document for London, produced by the Greater London Authority (GLA), setting out an integrated economic, environmental, transport and social framework for the development of London over 20-25 years. The London Plan requires all borough development plans to be in general conformity with it.

The London Plan has been produced in accordance with the European Spatial Development Perspective, the framework for the planning system in Europe. This promotes sustainable development and balanced urban systems, as well as other EU Directives.

In general, the planning policies contained within the plan require developments to:

- Incorporate appropriate elements of green infrastructure, from the beginning of the process, and link to the wider public realm to improve accessibility for all and contribute to the adaptation to, and reduction of, the effects of climate change (Policies 2.18 and 5.10);
- Achieve the highest standards of sustainable construction to improve environmental performance of new developments and adapt to the effects of climate change (Policy 5.3);
- be designed to include roof, wall and site planting, especially green roofs and walls where feasible to deliver a range of benefits (Policy 5.11);
- ensure proposals do not adversely affect the integrity of any European site of nature conservation or have a significant adverse effect on European or nationally designated sites or populations or conservation status of a protected species (Policy 7.19);
- make a positive contribution to the protection, enhancement, creation and management of biodiversity, prioritising Biodiversity Action Plan Targets and improving access to nature (Policy 7.19).

1.3.2.3. London Borough of Camden Local Plan

Local planning policy for the London Borough of Camden is derived from the Local Plan, which is used to strategically plan development across the borough to deliver the objectives of creating conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods. The Local Plan covers the period between 2016 and 2031.

The Plan includes the strategic policy to *'improve and protect Camden's Metropolitan Open Land, parks and open spaces, and protect and enhance biodiversity, in addition to providing for new*

habitats and open space'. In support of this, the planning policies contained within the Local Plan require developments to:

- Ensure no direct or indirect loss of or harm to designated and non-designated nature conservation sites with (Policies A2 and A3);
- Ensure protection of feature of nature conservation value, *e.g.* gardens (Policy A3);
- Incorporate appropriate landscaping within building design according to the nature or scale of the development (Policy A3);
- Ensure consideration of ecologically sensitive periods in development phasing (Policy A3);
- Avoid the loss of trees or vegetation of significant ecological value and ensure retained trees and vegetation are adequately protected (Policy A3);
- Incorporate additional trees/vegetation where possible (Policy A3).

2. Methodology

2.1. Study Area and Survey Area

As identified in Section 1.1, the Proposed Development is located on Back Hill in the London Borough of Camden. The site is located within a densely urbanised part of London, with the main entrance in White Bear Yard and a secondary entrance onto Back Hill for the lower ground floor.

The land incorporated within and immediately adjacent to the site comprises the 'field survey area', and was subject to field survey as discussed in Section 2.3. In addition, surrounding land up to 1 km from the proposed development was subject to a desk study, referred to as the 'study area', to provide contextual information about local ecological conditions.

2.2. Desk Study

Information regarding local biological records was collected through an online search of information sources with the following web-based resources used to collate historical biological records within the study area:

- Multi-Agency Geographic Information for the Countryside website (www.magic.defra.gov.uk);
- National Biodiversity Network (NBN) Atlas website (www.nbnatlas.net); and,
- Greenspace Information for Greater London website (www.gigl.org.uk).

As species distributions are variable over time, information obtained through the desk study has been restricted to records post-2005 to ensure records are up-to-date. Any species records with no record in the last 12 years are unlikely to remain present within the study area.

2.3. Field Survey

A walkover survey of the field survey area was carried out on 29th November 2017 and incorporated the building subject of the proposed development and immediately adjacent areas that were publicly accessible. The survey was undertaken on a relatively cold (6 °C) and overcast day with no rain during the survey, conditions that are considered to be appropriate for this type of survey.

The habitats present on site were identified using the standard Phase 1 Habitat survey methodology⁴, with habitat types recorded on an appropriately scaled map and dominant flora identified. Although detailed species surveys were not undertaken at this time, the potential for the field survey to support any legally protected or valuable species was assessed. Field signs or sightings of such species were recorded as seen, and the presence of any invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) was also identified.

Dominant vegetation species on site was identified in accordance with Blamey et al. (2003)⁵.

2.4. Assessment Methodology

Information from the desk study and field survey were analysed to determine the biodiversity value of the site, based upon the Guidelines for Ecological Impact Assessment in the United Kingdom⁶, published by the Chartered Institute of Ecology and Environmental Management (CIEEM).

For this, it is essential to distinguish between the *biodiversity value* of a receptor and its *legal status*. Features of *high biodiversity value* may not necessarily attract *legal protection* and vice

versa. For example, a viable area of ancient woodland is likely to be considered of high biodiversity value even if it does not receive any formal statutory designation.

In accordance with the CIEEM guidelines, each biodiversity feature should be assessed as valuable, or potentially valuable, based on the following geographic frame of reference; some examples of ecological receptors that may be potentially valuable at each geographic scale are presented below:

- International – *e.g.* existing or warranting designation as a Special Protection Area (SPA) and/or of significant conservation status for Europe;
- National – *e.g.* existing or warranting designation as a Site of Special Scientific Interest (SSSI) and/or of significant conservation status for England;
- Regional – *e.g.* habitats or species valuable at a regional level and/or of significant conservation status for the south-east of England;
- Metropolitan – *e.g.* existing or warranting designation as a Site of Metropolitan Importance for Nature Conservation (SMINC) and/or of significant conservation status for Greater London;
- Borough – *e.g.* existing or warranting designation as a Site of Borough Importance for Nature Conservation (SBINC) and/or of significant conservation status for the London Borough of Camden;
- Local – *e.g.* existing or warranting designation as a Site of Local Importance for Nature Conservation (SLINC) and/or of significant conservation status within a local context (*e.g.* within 1km of the proposed scheme);
- Within the immediate survey area only – *e.g.* habitats or species populations of significant conservation status for the site and immediate surrounding lands;
- Negligible – *e.g.* habitats or species whose presence does not contribute to the local biodiversity resource or has negative effects on local biodiversity (*e.g.* invasive species).

2.5. Survey Limitations

The methods employed for the completion of the ecological assessment are not considered to give rise to any significant limitations, following best practice guidelines and utilising up-to-date information. Although the survey was not completed in an optimal time, the timing of the survey is considered to be appropriate considering the lack of semi-natural habitats on the site.

Furthermore, the timing is appropriate for the identification of potential constraints to ensure the development takes account of these in the design process and planning for the construction process. Although flowering times can result in floral species being missed during a site survey, due to the limited extent of semi-natural habitat within the field survey area this is not considered to influence the assessment or its findings.

3. Results

3.1. Desk Study

3.1.1. Statutory and Non-Statutory Designated Sites

The study area does not include any statutory designated sites of nature conservation importance, however the study area does include a total of 10 sites of nature conservation importance, the details of which are provided in Table 3.1. No further designated sites were identified in the 1 km study area radius.

Table 3.1 *Designated Sites Identified within the Study Area*

Site	Area (ha)	Proximity to Site
Sites of Borough Grade II Importance for Nature Conservation		
The Barbican and St. Alphage's Gardens	3.05	900 m east
Sites of Local Importance for Nature Conservation		
Calthorpe Community Garden SLINC	0.44	700 m north-west
St. John's Gardens SLINC	0.14	380 m south-east
Wilmington Square SLINC	0.39	450 m north
St Andrew's Gardens SLINC	0.66	520 m north-west
Coram's Fields SLINC	2.69	620 m north-west
Spa Green Garden SLINC	0.32	625 m north-east
Lincoln's Inn Fields SLINC	2.92	680 m south-west
St. George's Gardens SLINC	1.06	820 m north-west
King Square Garden SLINC	1.25	820 m north-east

3.1.2. Habitats

A search of the MAGIC website identifies that the study area includes only one UK Biodiversity Action Plan (BAP) Priority Habitat, with deciduous woodland present in a number of locations in the surrounding area. The deciduous woodland is largely present in large open areas, notably Gray's Inn, Lincoln's Inn Fields, Coram's Fields, St. George's Gardens, Myddelton Square and King Square. The closest is at Gray's Inn approximately 280 m to the south-west of the development site.

The study area does not include any areas of ancient woodland or open water habitat or ponds within 50 m of the site.

3.1.3. Species

3.1.3.1. NBN Atlas

A search of the NBN Atlas was undertaken to identify any species records of note within the study area. The search identified the presence of 54 bird species, 10 invertebrate species, 2 mammal species and 2 plant species. Species of particular note, considering the potential to be associated with the urban habitat of the development site, are principally bird species and include the following:

- Red-listed birds of conservation Concern
 - Fieldfare (*Turdus pilaris*)*;
 - Grey wagtail (*Motacilla cinerea*);
 - Herring gull (*Larus argentatus*);
 - House sparrow (*Passer domesticus*);
 - Redwing (*Turdus iliacus*)*;
 - Song thrush (*Turdus philomelos*);
 - Starling (*Sturnus vulgaris*).
- Amber-listed birds of conservation Concern
 - Black-headed gull (*Chroicocephalus ridibundus*);
 - Common gull (*Larus canus*);
 - Common swift (*Apus apus*);
 - Dunnock (*Prunella modularis*);
 - Kestrel (*Falco tinnunculus*); and
 - Lesser black-backed gull (*Larus fuscus*).

The species present also included ring-necked parakeet (*Psittacula krameri*), an invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

3.1.3.2. MAGIC

The study area does not include any records of Natural England licences for European Protected Species.

3.2. Field Survey

3.2.1. Habitats

The following section describes the habitats that were identified on site according to the Joint Nature Conservation Committee (JNCC) habitat definitions given in best practice guidelines. The habitat descriptions should be read in conjunction with the Phase 1 Habitat survey map, see Figure 3.1, and site photographs, see Appendix B.

* Species also specially protected as listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

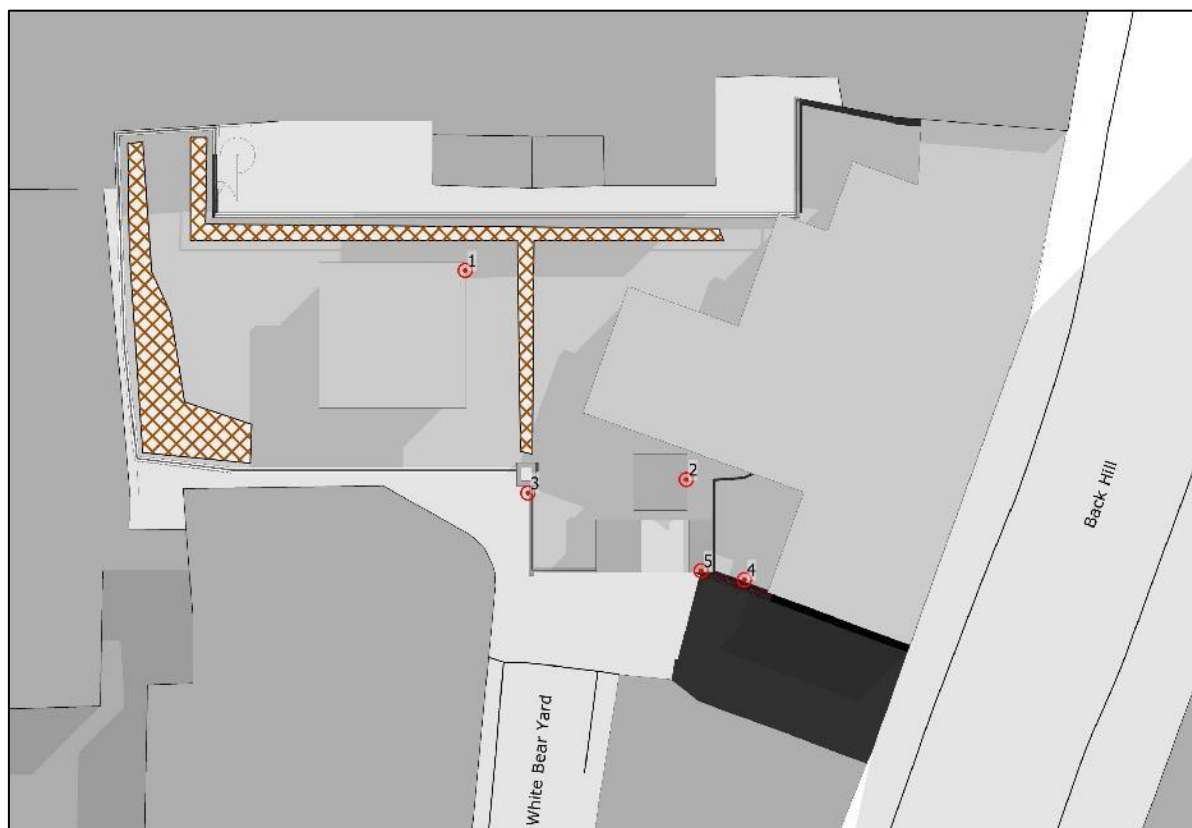


Figure 3.1 **White Bear Yard Phase 1 Habitat Map**

3.2.1.1. Buildings

The development site is dominated by the existing building, with office use across four floors above ground and building plant in one basement level. The main building has a steel frame with the main facades comprising brick with metal framed single glazing, although the entrance lobby has a steel frame with glazing across the height of the building and rendered brickwork to the façade.

At roof level there is a roof terrace alongside extensions to the original building, which provide office space on the eastern side of the building overlooking Back Hill and an informal breakout space and access to the roof terrace in the centre of the site. These extensions are built from steel frames with glazing panels comprising the façade and have a flat roof. The additional structures have metal fascias with wooden soffits which are largely in good condition but showed some signs of warping in one location (see Target Note 1), otherwise were tightly fitting.

Additional structures at roof level comprised plant housing, which was built from sheet metal with a flat roof, and the lift overrun and emergency exit stairwell, which were brick built with a flat roof on the lift overrun and sloping roof over the stairwell albeit with no void present. A single louvre was present on the eastern side of the lift overrun, however this did not have a grill preventing access to the inside space (see Target Note 2).

The roof terrace supported decking across the majority of the surface with cobbles on the roof surface around the decking area. The roof terrace is principally an amenity resource, with a number of planters supporting ornamental species (see Section 3.2.1.3 for further discussion). Plant species had also informally established amongst the cobbles around the edges of the decking, although did not form a habitat. The species present were common of disturbed ground such as this, including common ragwort (*Senecio jacobaea*), common chickweed (*Stellaria media*), great willowherb (*Epilobium hirsutum*), herb robert (*Geranium robertianum*), black nightshade (*Solanum nigrum*) and creeping bent (*Agrostis stolonifera*).

The building has a very small basement which is almost entirely filled with building plant. The basement has a relatively smooth concrete ceiling and a single door to the outside which is louvered but does not include a grill to prevent species accessing the basement (see Target Note 3).

The building is in pretty good condition for its age, with limited evidence of cracks or missing mortar. The main area of this was around the chimney but these did not open up into a crevice.

The adjacent buildings to the north and east have rendered facades with a tile finish and the buildings to the south have brick facades. Of particular note is the adjacent building to the south on Back Hill, with the façade of this building overlooking the site and White Bear Yard showing a number of signs of deterioration with missing mortar in a number of locations (see Target Note 4). Whilst this is not part of the site, it may have implications to the development.

Buildings are a common habitat locally and nationally, and the building is not considered to support sufficient biodiversity interest to warrant consideration as part of a BAP habitat at the London or Camden levels. Consequently, the building is considered to be of **negligible biodiversity value**.

3.2.1.2. Hardstanding

Hardstanding in the form of pavements and roads is present in the surrounding area to the scheme, and is in good condition in all locations with all areas regularly used. Hardstanding is a common habitat locally and nationally and is considered to be of **negligible biodiversity value**.

3.2.1.3. Introduced Shrub

The roof terrace of the building included a number of introduced shrubs provided across the terrace in planters and plant pots. The species planted within the pots are all ornamental, with bamboo (*Bambusoideae* spp) predominantly present alongside tree fern (*Cyathea* spp.), fan palm tree, *Cordyline* spp. and olive trees (*Olea europaea*). The planters included some shrub species, notably lavender (*Lavandula* spp.) and herbaceous species also informally present across the terrace area.

Although planted terraces can hold some biodiversity value in the expansive urban setting of London, the species present, limited structure and their temporary nature means that the biodiversity potential of the habitat present is relatively limited. The species diversity and types present and their potential supporting value are not considered sufficient to warrant the terrace to be considered as part of a built structure BAP habitat at the London or Borough scale. As a result, the habitat is considered to be of **biodiversity value within the immediate survey area only**.

3.2.2. Species

Although no targeted species surveys have been carried out, the following describes the presence or potential presence of species of ecological significance, both in terms of biodiversity and legislative and policy context, within the field survey area.

3.2.2.1. Flora

No specially protected floral species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and no species listed on Schedule 9 of the Act as invasive were identified within the habitats on or adjacent to the site. A single species, butterfly bush (*Buddleja davidii*) was identified on the adjacent building to the south, see Target Note 5, which is listed as an invasive species of high impact or concern which are widespread in London and require concerted, co-ordinated and extensive action to control/eradicate by the London Invasive Species Initiative.

3.2.2.2. Birds

The site has limited potential to support breeding birds. The introduced shrub habitat is not capable of supporting nests and, as the roof is accessed fairly regularly, ground nesting birds are unlikely to establish nests at roof level. Although the lift overrun has a louvered vent without grill to prevent access, it is not considered likely that birds would establish a nest in this location.

The bird species likely to be present will be relatively common and not of significant ecological interest, and are therefore unlikely to hold biodiversity value greater than **within the immediate survey area only**. However, the presence of any nesting birds would have legal implications to the development of the site.

3.2.2.3. Bats

The survey area offers limited opportunities for bat species. The site offers little foraging potential and is not well connected to surrounding habitats, however there are a couple of features with limited potential to support roosting bats. The warped soffit on the roof terrace access could lead to a crevice in time, however at present the soffit is only slightly warped and is not likely to provide access into a void behind the soffit and is therefore considered to be of negligible value to bats at present following best practice guidance⁷.

The site does, however, provide potential opportunities associated with the basement and lift overrun, which have louvered vents but do not include any grills to prevent access. The internal basement area is unlikely to provide supporting habitat as, although the area is maintained warm by the plant operation, requires access through a doorway in a narrow space between buildings below ground level. The lift overrun has some potential, although the internal structure is likely to be similar to that in the basement with smooth ceiling structure limiting the opportunity.

The opportunities associated with the adjacent building holds greater potential to support bats, with significant loss of mortar potentially providing roosting opportunities and access to crevices.

However, the potential supporting value associated with the site should be considered in the context of the site location, with an absence of connectivity to natural habitats in the wider area and likely presence of significant lighting at street level along Clerkenwell Road, Back Hill and other surrounding roads. Bats are, therefore, not considered likely to be present within the development site, and any presence would be limited to a small number of individual bats.

3.3. Evaluation of Features

Table 3.2 provides a summary of the significant ecological receptors within the study area. These include designated sites, important habitats and confirmed and potential faunal species present. For the purpose of this assessment, a significant ecological feature is any designated site, habitat or species that is considered to be of at least local biodiversity value and/or have legal protection or are referenced in policy.

Table 3.2 **Summary of Significant Ecological Receptors**

Biodiversity Feature	Likely Biodiversity Value	Legal Status and Relevant Protective Policies/Guidance
Sites of Borough Importance for Nature Conservation	Borough	No legislative protection but protected through policies contained within the London Plan and London Borough of Camden Local Plan.
Sites of Local Importance for Nature Conservation	Local	No legislative protection but protected through policies contained within the London Plan and London Borough of Camden Local Plan.
Breeding Birds	Within immediate survey area only	Protection under the Wildlife and Countryside Act 1981 (as amended) from killing and injury and/or damage or destruction to an active nest. Some may be protected from disturbance whilst nesting.
Bats	Within immediate survey area only	Fully protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and Wildlife and Countryside Act 1981 (as amended). Species listed in Annex II of the Habitats Directive protected under the Environmental Damage (Prevention and Remediation) Regulations 2009 from damage significantly impacting the conservation status of the species. UKBAP and Local BAP.

4. Summary and Recommendations

The following sections provide a summary of the biodiversity features that are likely to comprise a constraint to development of the site and recommendations for mitigation and/or further survey.

4.1. Summary of Potential Constraints

4.1.1. Sites of Importance for Nature Conservation

The proposed re-development is not anticipated to give rise to adverse effects upon the Site of Borough Importance for Nature Conservation or the Sites of Local Importance for Nature Conservation. Given the proximity of the sites to the re-development, direct effects can be excluded and indirect effects arising as a result of noise are very unlikely considering the urban nature of the surrounding area and likely habituation of species present. Indirect effects associated with dust are also considered very unlikely, with the Institute of Air Quality Management identifying a distance of 50 m as appropriate for screening impacts on all ecological sites (statutory and non-statutory)⁸.

4.1.2. Breeding Birds

Breeding birds are not considered likely to be present at the roof level, however there is always potential for the establishment of a nest in an area that is left undisturbed during the breeding season (March to August). If a nest was to be established it would need to be left untouched during the nesting season until the young fledged and left the nest.

4.1.3. Bats

Bats are not considered likely to be present within the development site due to the limited connectivity of the site with semi-natural habitat in the wider area. Nonetheless, the potential presence cannot be ruled out, and a number of features are present that could have potential to support roosting bats.

If bats were present, and the feature in which they are supported is proposed for removal as part of the re-development, works on this would not be able to start until mitigation for the feature was established.

4.2. Mitigation

4.2.1. Breeding Birds

It is recommended that the habitat present is removed from site prior to the commencement of the breeding bird season between March and August inclusive. Although this vegetation is unlikely to provide nesting habitat, it would remove any risk of nesting associated with the vegetation and not attract bird species into the site. Care should also be taken to ensure activity at roof level continues to discourage ground nesting species at roof level.

4.2.2. Bats

It is recommended that a licensed bat surveyor checks the site prior to the commencement of construction activities to ensure the potential supporting value has not change and, where necessary, supervises any works to remove or disturb features identified as having potential to support bats under a Low Impact Bat Class Licence, provided the features meet the identified criteria.

4.3. Enhancement

In line with planning policy requirements at borough, London and the national scale for a net gain in biodiversity potential, it would be advisable to provide landscaping across the terraces of the final development. In order to maximise biodiversity potential and ensure a net gain is achieved, it is recommended that any landscaping provided focusses on native species, where possible of local provenance, that hold a known value to wildlife (either through the provision of nectar or fruits/seeds). Such landscaping provision can be provided in planters, providing the opportunity to enhance the final developed site and allow flexibility across the amenity terraces with planters capable of being configured in a variety of ways.

4.4. Further Surveys

Targeted surveys are not considered necessary at this stage, however it is recommended that if the lift overrun structure is to be impacted by the development proposals then an internal inspection is carried out to determine the potential for the internal part of the feature to support bats. It is also recommended that, following inspection, the louvered vents include appropriate grills to prevent access to the building by any species, including birds.

Appendix 1 Photographs

Photograph 1
White Bear Yard
entrance



Photograph 2
Back Hill façade
and entrance to
lower ground floor



Photograph 3
Façade overlooking
White Bear Yard to
the west of the
entrance



Photograph 4
Ornamental shrub
planting on the
roof terrace



Photograph 5
Ornamental shrub
planting on the
roof terrace



Photograph 6
Ornamental shrub
planting on the
roof terrace



Photograph 7
Louvered door into
lift overrun
without grill



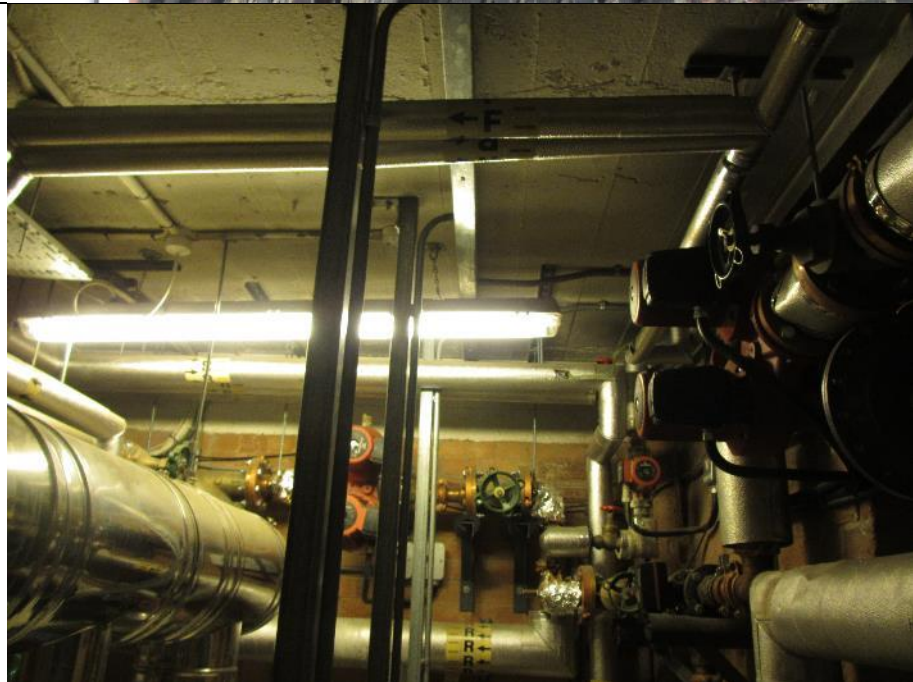
Photograph 8
Adjacent building
with butterfly bush
and missing mortar
on façade
overlooking the
site



Photograph 9
Missing mortar on
adjacent building
overlooking the
site



Photograph 10
Basement plant
room



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