# Oriel

## Preliminary Ecological Appraisal Report

**October 2020**

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Creating the centre for advancing eye health

Moorfields Eye Hospital NHS Foundation Trust

NHS

Moorfields Eye Charity

UCL INSTITUTE OF OPHTHALMOLOGY

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# Oriel
# Preliminary Ecological Appraisal

Prepared for:

Moorfields Eye Hospital NHS Foundation Trust
UCL Institute of Ophthalmology
Moorfields Eye Charity

Prepared by:

AECOM Limited

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# Executive Summary

Moorfields Eye Hospital NHS Foundation Trust, on behalf of Oriel[1], have commissioned AECOM to prepare a Preliminary Ecological Appraisal (PEA) to accompany a planning application for a new facility that would allow the existing Moorfields Eye Hospital (Moorfields at City Road) and University College London (UCL) Institute of Ophthalmology (IoO) services at Bath Street to relocate into a single building at the existing St. Pancras Hospital site (the 'Proposed Development').

This PEA relates to part of the existing St. Pancras Hospital site within the London Borough of Camden (LBC) (the 'Site') where the Proposed Development is to be located. The Proposed Development will comprise a single building of seven to ten storeys including Lower Ground and Ground Levels as well as Roof, associated vehicular access and landscaping. This report describes the existing habitats on the Site and considers whether there are known or potential biodiversity receptors (nature conservation designations and protected and notable habitats and species) that may constrain or influence the design and implementation of the Proposed Development.

A PEA was first prepared by AECOM following a desk study and an extended Phase 1 Habitat Survey of the Site on 24th April 2019. This PEA was appended to a request for an EIA Screening Opinion for the Proposed Development which was issued to the LBC on 19th December 2019.

As a result of extending the development boundary for the Site, a second site visit was undertaken on 13th August 2020 to update the 2019 extended Phase 1 Habitat Survey and to review the new areas within the Site boundary (i.e. Granary Street and St Pancras Way and an additional building, the existing Kitchen Block) which had been added to the Site since the previous PEA in 2019. This PEA report is the result of the updated assessment of the Site.

The Site is currently in use as a hospital, comprising a complex of buildings. The habitats on-site were predominately comprised hardstanding and buildings, with small areas of introduced shrub, amenity grassland and trees. These are shown in Appendix A.

London's Canals, a Site of Metropolitan Importance for Nature Conservation (SMINC) is adjacent to the north east of the Site. St Pancras Gardens, a Site of Borough Importance for Nature Conservation (SBINC), is located 45 m to the south of the Site and Camley Street SMINC and Local Nature Reserve is 200m south-east of the Site.

Five buildings on the Site were assessed for their suitability to support roosting bats on 24th April 2019. One building (Camley Centre - Estates and Facilities Building) had moderate suitability and three buildings had low suitability (Bloomsbury Day Centre, Ash House and Jules Thorn Day Centre). The Post Room and Former Mortuary was considered to have negligible suitability. As a result of this

[1] Oriel is a joint venture between Moorfields Eye Hospital NHS Foundation Trust, University College London Institute of Ophthalmology and Moorfields Eye Charity

assessment, further dusk/dawn surveys were recommended for the buildings deemed to have moderate and low potential for bats. The dusk/dawn surveys were completed in July and September 2019 and the Bat Surveys Report was appended to the request for an EIA Screening Opinion issued to the LBC in December 2019. During the August 2020 survey, the Kitchen Block was assessed to determine its suitability to support roosting bats and this building was found to have negligible suitability.

Suitable habitat for birds was present within the Site in the form of trees and introduced shrubs. It is recommended to schedule vegetation clearance outside of the core nesting season for birds.

Virginia creeper, an invasive non-native species was recorded during the visit to the Site. The Virginia creeper was providing limited habitat for insects and other invertebrates as well as a food source and roosting for birds. Although listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA), the hazard posed by the plant was very low, e.g. risk of damage to built structures. Nevertheless, causing the plant to spread into the wild would contravene the WCA and it is recommended that an Invasive Species Management Plan is produced to recommend measures to minimise the risk of spread of the Virginia creeper and to deal with three other invasive non-native plants identified on site which are listed in the London Invasive Species Initiative list of species of concern. The Invasive Species Management Plan would detail the method for removal of the plants and the biosecurity measures that would be needed, and the provision of which can be secured by a planning condition attached to any future planning submission.

Opportunities for enhancement have been proposed in Section6 of this document to obtain net gains for biodiversity in order to comply with regional and local planning policies. A roof garden, a brown roof, living walls with climbing plants, planting street trees or installation of planters, use of native species or species with wildlife benefit in a Well-Being Garden and insect hotels, log piles, bat and bird boxes are among the measures proposed. A Biodiversity Net Gain report has been produced for the Proposed Development and is submitted with the planning application. This PEA has informed the Biodiversity Net Gain assessment for the Proposed Development.

# 1. Introduction

## 1.1 Introduction

1.1.1 AECOM has been appointed by Moorfields Eye Hospital NHS Foundation Trust, on behalf of Oriel[2], to undertake a Preliminary Ecological Appraisal (PEA) to accompany a planning application for a new facility that would allow the existing Moorfields Eye Hospital at City Road (Moorfields at City Road) and University College London (UCL) Institute of Ophthalmology (IoO) services at Bath Street to relocate into a single building at the existing St. Pancras Hospital site (the 'Proposed Development').

1.1.2 The site of the Proposed Development comprises the north and western part of the existing St Pancras Hospital site and is located between St Pancras Way and Granary Street in the London Borough of Camden (LBC) (hereafter referred to as the 'Site'), with the remainder of the St Pancras Hospital situated to the east and south.

1.1.3 A first PEA was prepared by AECOM following a desk study and an extended Phase 1 Habitat Survey of the Site on 24th April 2019. This PEA was appended to a request for an EIA Screening Opinion for the Proposed Development issued to the LBC on 19th December 2019.

1.1.4 Following completion of the PEA in 2019, the boundary of the Site was extended to include new areas (i.e. Granary Street and St Pancras Way and an additional building, the existing Kitchen Block). An update to the April 2019 PEA was undertaken by completion of a second site visit on 13th August 2020 to include these new areas. This PEA report is the result of the updated assessment of the Site

1.1.5 The Site comprises six existing buildings and internal roads, including Camley Centre - Estates and Facilities Building, Bloomsbury Day Centre, Ash House, Jules Thorn Day Centre, The Post Room and Former Mortuary, and the Kitchen Block. The National Grid Reference for the Site is TQ 29689 83612.

1.1.6 London's Canals is located adjacent to the north east, with mixed-use residential development situated further east of the canal, such as the Gasholder Park and Urbanest. A construction site was directly adjacent to the north-eastern boundary of the site, associated with the 101 Camley Street residential development, which will comprise 4-11 storeys for 121 residential units. The Unite Students residential accommodation and King's Cross Residence is adjacent to the western boundary of the Site.

1.1.7 The redevelopment of the Site, to establish a new integrated facility for Moorfields Eye Hospital and the UCL IoO services, necessitates demolition of six existing buildings on the Site associated with St. Pancras Hospital to enable construction of the Proposed Development.

[2] Oriel is a joint venture between Moorfields Eye Hospital NHS Foundation Trust, University College London Institute of Ophthalmology and Moorfields Eye Charity

## 1.2 Purpose

1.2.1 The purpose of the PEA is to identify whether there are known or potential biodiversity receptors (nature conservation designations and protected and notable habitats and species including scheduled invasive non-native species) that may constrain or influence the design and implementation of the Proposed Development.

1.2.2 The approach applied when undertaking this PEA is in accordance with the Guidelines for Preliminary Ecological Appraisal published by the Chartered Institute of Ecology and Environmental Management (CIEEM) (Ref. 1). The PEA addresses relevant wildlife legislation and planning policy as summarised in Section 2 of this report and is consistent with the requirements of British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development (Ref. 2).

1.2.3 In order to prepare the PEA, a desk study and an extended Phase 1 Habitat Survey were undertaken by an appropriately experienced ecologist, to identify ecological features within the Site and the wider potential zone of influence of the Proposed Development. The Site was considered as the area within the planning application boundary shown in Figure A 1 in Appendix A [edged red]. Additional details are provided in Section 3 of this document.

1.2.4 The purpose of the PEA is to:

- identify and categorise all habitats present within the Site and any areas immediately outside of the Site where there may be potential for direct or indirect effects (the “zone of influence”);
- carry out an appraisal of the potential of the habitats recorded to support protected or notable species of fauna and flora including any invasive non-native species;
- provide advice on any potential ecological constraints and opportunities in the zone of influence, including the identification (where relevant) of any requirements for follow-up habitat and species surveys and/or requirements for ecological mitigation and, where appropriate, opportunities for enhancement; and
- provide a map showing the location of the identified ecological receptors of relevance.

1.2.5 The PEA also identifies the scope of further work (where necessary) that would be required to inform the planning application. Recommendations are made on potential options for the avoidance, mitigation or compensation of the potential impacts of the Proposed Development on the identified ecological receptors, and of potential enhancements to the biodiversity and ecosystem services.

## 1.3 Quality Assurance

1.3.1 The AECOM ecologists who conducted the survey and authored this report are members, at the appropriate level, of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work. The report was also verified by a Chartered Environmentalist and Ecologist.

# 2. Wildlife Legislation and Planning Policy

## 2.1 Wildlife Legislation

2.1.1 The following wildlife legislation is potentially relevant to the Proposed Development:

- Wildlife and Countryside Act (WCA) 1981 (as amended) (Ref. 3);
- Countryside and Rights of Way (CRoW) Act 2000 (Ref. 4);
- Natural Environment and Rural Communities (NERC) Act 2006 (Ref. 5);
- Animal Welfare Act 2006 (Ref. 6); and
- Conservation of Habitats and Species Regulations 2017 (as amended) (Ref. 7);

2.1.2 The above legislation was considered when planning and undertaking this PEA, using the methods described in Section 3 of this document, when identifying potential constraints to the Proposed Development, and when making recommendations for further survey, design options and mitigation, as discussed in Section 5 of this document. Compliance with legislation may require the attainment of relevant protected species licences prior to the implementation of a proposed development.

2.1.3 Further information on the requirements of the above legislation is provided as Appendix C.

## 2.2 National Planning Policy

2.2.1 The National Planning Policy Framework (NPPF) was originally published on 27th March 2012 and detailed the Government's planning policies for England and how these are expected to be applied. The NPFF was revised on 24th July 2018 and amended on 19th February 2019 (Ref. 8).

2.2.2 The NPPF states the commitment of the UK Government to 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.

2.2.3 It specifies the obligations that the Local Authorities and the UK Government have regarding statutory designated sites and protected species under the UK and international legislation and how this is to be delivered in the planning system. Protected or notable habitats and species can be a material consideration in planning decisions and may, therefore, make some sites unsuitable for particular types of development, or if development is permitted, mitigation measures may be required to avoid or minimise impacts on certain habitats and species, or where impact is unavoidable, compensation may be required.

2.2.4 The NPPF is clear that pursuing sustainable development includes moving from a no net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

2.2.5 Further information on the relevant parts of the NPPF is provided as Appendix C and a separate report setting out the results of the Biodiversity Net Gain Assessment is submitted in support of the planning application for the Proposed Development.

## 2.3 Regional Planning Policy

2.3.1 Regional planning policies relevant to the Site are detailed in the following documents:

- The Mayor's Biodiversity Strategy (Ref. 9);
- The Mayor's London Environment Strategy (Ref. 10); and
- The London Plan – Spatial Development Strategy for Greater London (Ref. 11);

2.3.2 Other relevant documents that are material consideration are:

- Draft New London Plan – Intend to Publish (Ref. 12); and
- London Biodiversity Action Plan (Ref. 13).

2.3.3 Table 2-1 and Table 2-2 provide a summary of relevant regional planning policy. For the precise wording of each specific policy please refer to the source document. This planning policy has been considered when assessing potential ecological constraints and opportunities identified by the desk study and field surveys; and, when assessing requirements for further survey, design options and ecological mitigation, as described in Section 5.

### Table 2-1 Summary of Regional Planning Policy

| Document | Planning Policy | Purpose |
|---|---|---|
| The Mayor's Biodiversity Strategy (Ref. 9) | Chapter 4: Policies and Proposals | Giving priority to the "protection of biodiversity, positive measures to encourage biodiversity action, promoting the management, enhancement and creation of valuable green space, incorporating biodiversity into new development, and access to nature and environmental education". |
| | Policy 1 | Protection, management and enhancement of London's biodiversity. This will be implemented through a no net loss of important wildlife habitat, and a net gain in habitat through enhancement and habitat creation. |
| | Policy 5 | Ensure that opportunities are taken to green the built environment within development proposals. |
| Mayor's London Environment Strategy (Ref. 10) | Policy 5.1.1 | Protect, enhance and increase green areas in the city, to provide green infrastructure services and benefits that London needs now and in the future. |
| | Policy 5.1.2 | Protect, conserve, and enhance the landscape and cultural value of London's green infrastructure. |
| | Policy 5.2.1 | Protect a core network of nature conservation sites and ensure a net gain in biodiversity. |

| Document | Planning Policy | Purpose |
|---|---|---|
| | Policy 5.3.1 | Address underinvestment, and improve the management of London's green infrastructure, by developing new business models and improving the awareness of the benefits of London's green infrastructure. |
| The London Plan – Spatial Development Strategy for Greater London (Ref. 11) | Policy 2.18 Green Infrastructure | Protection, promotion, expansion and management of the extent and quality of London's network of green infrastructure. |
| | Policy 5.3 Sustainable Design and Construction | Promotion and protection of biodiversity and green infrastructure, for example through the provision of green roofs. |
| | Policy 5.10 Urban Greening | Integration of green infrastructure, which could include tree planting; green roofs and walls; and soft landscaping. |
| | Policy 5.11 Green Roofs and Development Site | Incorporation of roof, wall and site planting, especially green roofs and walls where feasible. |
| | Policy 7.19 Biodiversity and Access to Nature | Ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. This means planning for nature from the beginning of the development process and taking opportunities for the positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity actions plans. |

## Table 2-2 Summary of Other Relevant Documents

| Document | Section | Purpose |
|---|---|---|
| London Plan (Intend to Publish) (Ref. 12) | Policy G1 Green Infrastructure | London's network of green and open spaces, and green features in the built environment should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.<br>Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network |
| | Policy G2 London's Green Belt | The Green Belt should be protected from inappropriate development proposals. The enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported. |
| | Policy G4 Open space | Development Plans should promote the creation of new areas of publicly-accessible open space particularly green space, and should not result in the loss of protected open space. |

| Document | Section | Purpose |
|---|---|---|
| | Policy G5 Urban greening | Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.<br>In the interim, the Mayor recommends a target Urban Greening Factor (UGF) score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). |
| | Policy G6 Biodiversity and access to nature | Sites of Importance for Nature Conservation (SINCs) should be protected.<br>Development Plans should support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans and seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context.<br>Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. |
| | Policy G7 Trees and woodlands | London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest.<br>Veteran' trees and ancient woodland should be protected and opportunities for tree planting in strategic locations identified. Development proposals should ensure that, wherever possible, existing trees of value are retained. If trees are removed there should be adequate replacement based on the existing value of the benefits of the trees removed. |
| London Biodiversity Action Plan (Ref. 13) | Protected Species | Habitats and species that are of importance for biodiversity in London. Priority habitats of relevance to the Site are "Parks and urban green spaces", which support biodiversity and provide contact with nature. |
| | | Measures to conserve and enhance biodiversity in London are contained within a document entitled Design of Biodiversity in London, which includes recommendations such as the inclusion of green and brown roofs within new developments. |

## 2.4 Local Planning Policy

2.4.1 Table 2-3 provides a summary of relevant local planning policy. For the precise wording of each specific policy please refer to the source document. This planning policy has been considered when assessing potential ecological constraints and opportunities identified by the desk study and field surveys; and, when assessing requirements for further survey, design options and ecological mitigation, as described in Section 5.

### Table 2-3 Summary of local Planning Policy

| Document | Planning Policy | Purpose |
|---|---|---|
| London Borough of Camden, Local Plan (Ref. 14) | A3 Biodiversity | The Council will protect and enhance sites of nature conservation and biodiversity. The Council will also protect, and seek to secure additional, trees and vegetation. |
| | | Policy A3 is intended to support the London Biodiversity Strategy and the Camden Biodiversity Action Plan (BAP) by ensuring Camden's growth is accompanied by a significant enhancement in the borough's biodiversity. |
| | | The Council aims to maximise opportunities for biodiversity in and around developments in order to deliver a net gain in biodiversity and a range of wider environmental benefits. |
| | | Camden's Development Policy DP22 states that:<br>*"Schemes must incorporate green and brown roofs and green walls unless it is demonstrated that this is not possible or appropriate. This includes new and existing buildings. Special consideration will be given to historic buildings to ensure architectural and historic features are preserved".* |
| Camden Supplementary Planning Guidance (Ref. 15) | Biodiversity | This guidance is for planning proposals for major and minor developments proposed on sites where there is biodiversity value. It supports policy A3 - Biodiversity in the Camden Local Plan (2017). This provides more specific advice for smaller proposals and how to identify existing biodiversity considerations and incorporate or enhance biodiversity. |
| | | Applicants are advised to employ the services of a professional ecological consultant as it may not appear immediately obvious that a protected species is present on a site or will be impacted upon by a proposal. Protected species such as bats, may be found throughout Camden in buildings, or in structures and using features for foraging or commuting. |

### Camden Biodiversity Action Plan

2.4.2 The London Borough of Camden Biodiversity Action Plan 2013 – 2018 (Ref. 16) outlines a series of actions to ensure that biodiversity is safeguarded in the borough and that Camden's residents are given opportunities to access the natural environment. It addresses protection for priority habitats such as acid grassland and heathland and an action plan for biodiversity and the built environment. Priority species include peregrine falcon, all bats species, stag beetle and a number of BAP priority butterflies.

# 3. Methods

## 3.1 Desk Study

3.1.1 A desk study was undertaken for the Site and its surroundings to identify any statutory and non-statutory designations protected and notable habitats and species and scheduled invasive non-native species potentially relevant to the Proposed Development. A first search was undertaken in April 2019 based on the initial red line boundary (as submitted with the request for an EIA Screening Opinion issued to the London Borough of Camden 19th December 2019). A second search was carried in August 2020 with the updated Site boundary.

3.1.2 The desk studies were carried out using the data sources and zones of influence detailed in Table 3-1. Protected and notable habitats and species include those listed under Schedules 1, 5, 8 and 9 of the WCA; Schedules 2 and 5 of the Habitats Regulations; species and habitats of principal importance for nature conservation in England listed under Section 41 (s41) of the NERC Act; and other species that are Nationally Rare, Nationally Scarce or listed in national or local Red Data Lists and Biodiversity Action Plans, and invasive non-native species under the WCA.

**Table 3-1 Desk study data sources and zones of influence**

| Data Source | Accessed | Data Obtained |
|---|---|---|
| Multi-Agency Geographic Information for the Countryside (MAGIC) (Ref. 17) | 26/04/19 and 18/08/2020 | International statutory designations within 5 km radius (Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar sites)<br>Ancient woodlands and notable habitats<br>Information on habitats and habitat connections (based on aerial photography) relevant to interpretation of planning policy and assessment of habitat connectivity and potential protected and notable species constraints |
| Greenspace Information for Greater London (GiGL) | 26/04/19 and 18/08/2020 | Statutory designations within 1 km (Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) and Local Nature Reserve (LNR))<br>Non-statutory designations within 1 km (Sites of Importance for Nature Conservation (SINCs))<br>Protected, priority species and species of concern records within 1 km (records for the last 10 years only)<br>London Invasive Species initiative species within 1 km |
| Ordnance Survey 1:2500 Pathfinder maps and aerial photography | 26/04/19 and 18/08/2020 | Information on habitats and habitat connections (based on aerial photography) relevant to interpretation of planning policy and assessment of habitat connectivity and potential protected and notable species constraints |
| London Borough of Camden Local Plan Policies Map (Ref. 14) | 26/04/19 and 18/08/2020 | Identifies Camden's 280 designated public and private spaces and local nature conservation designations |
| London Wildlife Trust (Ref. 18) | 26/04/19 and 18/08/2020 | Information about Camley Street Local Nature Reserve |

## 3.2 Field Survey

3.2.1 The field survey comprised a Phase 1 Habitat Survey, an appraisal of the potential suitability of the habitats present to support protected and notable species and an assessment of the connectivity of the Site with the surroundings.

### Phase 1 Habitat Survey

3.2.2 An extended Phase 1 Habitat Survey was undertaken on 24th April 2019 and an update survey was carried out on 13th August 2020.

3.2.3 Both Phase 1 Habitat Surveys were undertaken in accordance with the standard survey method (Ref. 19). Phase 1 Habitat Survey is a standard method of environmental audit. It involved categorising different habitat types and habitat features within the survey area. The information gained from the surveys was used to determine the likely ecological value of the Site, and to direct any more specific survey work, which may need to be carried out prior to the submission of the planning application. The standard Phase 1 Habitat Survey method was extended to record target notes on protected, notable and invasive species.

3.2.4 Both surveys were carried out by a suitably qualified ecologist who recorded and mapped all habitat types present within the survey area, along with any associated relevant ecological receptors observed. The survey area encompassed all safely accessible parts of the Site and adjacent habitats, where access permission had been granted in advance of survey, or this land was visible from within the Site boundary or from public rights of way, or other publicly accessible areas.

3.2.5 Where relevant ecological receptors were present, target notes (Appendix B) were recorded and the position of these shown on the Phase 1 Habitat map (Figure A 1, in Appendix A). Any typical and notable plant species were recorded for different habitat types and reflect the conditions at the time of survey. This was not intended to be a detailed inventory of the plant species present in the survey area, as this is not required for the purposes of a Phase 1 Habitat survey.

### Appraisal of Potential Suitability of Habitats to Support Protected and Notable Species

3.2.6 An appraisal was made of the potential suitability of the habitats present to support protected and notable species of plants or animals (as defined in Section 2.1). Field signs, habitat features with potential to support protected species and any sightings or auditory evidence were recorded when encountered, but no detailed surveys were carried out for any particular species.

3.2.7 A note was made of visible instances of invasive non-native plant species listed under Schedule 9 of the WCA, including Japanese knotweed (*Reynoutria japonica*). Locations of plants or stands of any such invasive non-native plant species found were recorded.

3.2.8 Section 5 of this document identifies further requirements for species surveys based on the results of the habitat survey. These surveys should be completed prior to submission of a planning application as the results are likely to be material for determination of a planning application.

## Preliminary Assessment of Bat Roost Potential

3.2.9 An inspection of all trees and structures within the boundary of the Site was undertaken on 24th April 2019 and 13th August 2020 to determine their suitability to support bat roosts. The survey was conducted in line with the Bat Conservation Trust (BCT) survey guidelines (Ref. 20).

3.2.10 Close focussing binoculars were used to conduct an external inspection of trees and structures from ground level. All potential access/egress points and features with the potential to support roosting bats (e.g. cracks, crevices, woodpecker holes) were identified and recorded along with any evidence, which may have indicated the location of roosts, such as:

- stains around entrance holes (resulting from the deposition of oil secretions in bat fur);
- scratch marks around entrance holes (resulting from bat claw holds);
- bat droppings;
- feeding remains; and
- odours or noise characteristic of bats.

3.2.11 Where possible, an internal inspection for bats involved accessing areas where bats could be present within the buildings. This included roof spaces, roof voids, flat roofs, plant rooms, basements, cellars and rooms with an opening to the outside. A torch was used to illuminate dark spaces. Building access/egress points suitable for bats were noted.

3.2.12 Internal access to the roof void of the Jules Thorn Day Centre was gained in April 2019. However, internal access was not gained to the roof void of the Camley Centre - Estates and Facilities building and Bloomsbury Day Centre buildings due to the risk of asbestos. Internal access was also not gained to the roof void of Ash House as this was sealed shut due to security reasons for the patients within the building. In August 2020, an internal inspection of the Kitchen Block building was not carried out due to public health restrictions as a result of COVID-19. However, based on BCT guidelines, the level of survey was sufficient to provide a satisfactory initial roost assessment of the buildings for bats (Ref. 20).

3.2.13 On the basis of the external survey, the overall potential of the trees and buildings within the Site to support roosting bats was classified according to the scale outlined in Table 3-2.

### Table 3-2 Criteria used to describe bat roost suitability

| Habitat Suitability / Level of Risk | Summer or transitional roost used by non-breeding bats | Maternity Roost | Hibernation Roost |
|---|---|---|---|
| Confirmed | Presence of bats or evidence of bats. Confirmation of roost status may require further survey. | | |
| High | Feature with multiple roosting opportunities for one or more species of bat. With good connectivity to high-quality foraging habitat | Feature with multiple roosting opportunities for breeding bats (size, temperature). With proximity and connectivity to high-quality foraging habitat. | Large site that offers cool stable conditions with multiple roosting opportunities. With proximity and connectivity to high-quality foraging habitat |
| Moderate | Feature with some roosting opportunities. With connectivity to moderate or high-quality foraging habitat. | Feature providing some roosting opportunities. With some connectivity and proximity to moderate or high-quality foraging habitat. | Medium sized feature with some roosting opportunities. With some connectivity and proximity to moderate or high-quality foraging habitat. |
| Low | Feature with a limited number of roosting opportunities. With poor connectivity to foraging habitat. | Feature with a limited number of roosting opportunities for breeding bats. With low proximity and connectivity to low or moderate quality foraging habitat. | Small sized feature or feature which may be subject to disturbance or environmental variations, with a limited number of roosting opportunities. With poor connectivity to foraging habitat. |
| Negligible | Feature with no or very limited roosting opportunities for bats or where the feature is isolated from foraging habitat. | Feature with no suitable roosting opportunities for breeding bats. | Feature with no suitable roosting opportunities for hibernating bats. |

## Nesting Bird Assessment

3.2.14 An inspection of all buildings, trees and shrubs within the boundary of the Site was also undertaken to assess the potential for nesting birds on the 24th April 2019 and 13th August 2020. Evidence of birds was searched for such as droppings, feathers and remains of nests.

3.2.15 Buildings, trees and vegetation were assessed at ground level using binoculars, where necessary. All features with the potential to support nesting birds (e.g. flat roofs, soffit boxes, dense vegetation, perches, cavities, platforms etc.) were identified and recorded along with any evidence of former nest sites could be observed at the time of year the survey was undertaken.

## 3.3 Desk Study and Field Survey Limitations

3.3.1 The aim of a desk study is to help characterise the baseline context of a site and provide valuable background information that would not be captured by a single site survey alone. Information obtained during the course of a desk study is dependent upon people and organisations having made and submitted records for the area of interest. As such, a lack of records for particular habitats or species does not necessarily mean that the habitats or species do not occur in the study area. Likewise, the presence of records for particular habitats and species does not automatically mean that these still occur within the area of interest or are relevant in the context of the proposed development. However, the level of survey was sufficient to provide a satisfactory preliminary assessment of the Site.

3.3.2 While indicative locations of trees are recorded, this does not replace requirements for detailed specialist arboriculture survey to British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction (Ref. 21). A tree survey of the Site was undertaken by a suitable qualified arboriculturist on 31st July 2020. The results of the tree survey are presented in a Tree Survey Report which is submitted with the planning application, together with an Arboricultural Impact Assessment.

## 3.4 Lifespan of the PEA

3.4.1 The results outlined within the PEA will need to be reassessed if there is a significant change to the type or scale of development proposed, or if there are any significant changes in the use or management of the land that would affect the habitats and species.

3.4.2 If a planning application is made 18 months or more after a PEA, it is advisable to review and update the survey data. This follows guidance from the Chartered Institute of Ecology and Environment Management (Ref. 22). The results of the data search from GiGL obtained in August 2020 for the Site are valid only for 12 months, until August 2021.

# 4. Results

## 4.1 Nature Conservation Designations

### Statutory Designations

4.1.1 There are no sites internationally recognised and statutorily designated for their biodiversity value within 5 km of the Site (Special Areas of Conservation or SAC, Special Protection Areas or SPA, Ramsar sites).

4.1.2 There are no Sites of Special Scientific Interest (SSSIs) or National Nature Reserves (NNRs) within 1 km of the Site.

4.1.3 There is one Local Nature Reserve (LNR) within 1 km of the Site. Camley Street Nature Park LNR is situated 200m south-east of the Site. The LNR is an urban wild space containing a range of habitat examples (scrub, pond, broadleaved woodland, semi-neutral grassland) created on former vacant land and is managed by London Wildlife Trust. The wildlife interest is of high local educational and social value owing to the severe deficiency of wildlife sites in Greater London.

### Non-Statutory Designations

4.1.4 The desk study search returned 11 Sites of Importance to Nature Conservation (SINCs) within 1 km of the Site. SINCs are recognised by the Greater London Authority and London borough councils as important wildlife sites. SINCs are classified into three categories: Sites of Metropolitan Importance (SMINC), Sites of Borough Importance (SBINC)(borough I and borough II) and Sites of Local Importance (SLINC).

4.1.5 These non-statutory sites are described in Table 4-1. The designations are listed in descending order, with those closest to the Site listed first.

**Table 4-1 Sites with non-statutory designations for nature conservation within 1 km of the Site**

| Site Name and reference number | Designation | Reason(s) for Designation | Relationship to the Site |
|---|---|---|---|
| **Sites of Metropolitan Importance for Nature Conservation** | | | |
| London's Canals M006 | Site of Metropolitan Importance for Nature Conservation (SMINC) | London's canals provide a home for many fish and aquatic plants, and are a great way to enjoy the natural world in some of the city's most built-up areas. | Closest point is adjacent to the Site, to the north-east. |
| Camley Street Natural Park M095 | Site of Metropolitan Importance for Nature Conservation (SMINC) | Created on previously derelict land in 1984, now a diverse park located on the canal water's edge containing many notable plant species and supports birds and bats. A new visitor centre is being constructed at the northern end of the site. | 200 m south east of the Site separated by over-ground railway and a large residential development. |

| Site Name and reference number | Designation | Reason(s) for Designation | Relationship to the Site |
|---|---|---|---|
| Regents Park M097 | Site of Metropolitan Importance for Nature Conservation (SMINC) | Woodland, parkland and grassland habitats supporting a good assemblage of breeding birds. | 1 km west of the Site separated by roads and a large commercial area |
| **Sites of Borough Importance for Nature Conservation** | | | |
| St. Pancras Gardens CaBII07 | Site of Borough Importance Grade 2 (SBINC) | An old churchyard with mature trees and yew (*Taxus baccata*) hedges. It is surrounded by old buildings and a church. There are areas managed for wildlife within the churchyard. | 45 m south of the Site and separated from it by buildings of the wider hospital site. |
| North London Line CaBII06 | Site of Borough Importance Grade 2 (SBINC) | This site is part of the former King's Cross Goods Yard and connects to the nearby Copenhagen Junction. It is a mostly scrubby site with species including butter-fly bush, silver birch bramble and ivy. | 480 m north of the Site, separated by railway lines and a large commercial area. |
| Copenhagen Junction IsBI12 | Site of Borough Importance Grade 1 (SBINC) | A railway site with green land parcels containing extensive mosaic of open and wooded habitats, with bracken (*Pteridium aquilinum*) and tall ruderal plants. | 750 m north west of the Site, separated from it by railway lines and a large commercial area. |
| **Sites of Local Importance for Nature Conservation** | | | |
| St Martin's Gardens CaL18 | Site of Local Importance (SLINC) | A small urban park with mature trees and planted shrubberies and a wildlife area | 550 m east of the Site separated by roads and houses. |
| Bingfield Park IsL06 | Site of Local Importance (SLINC) | A relatively large open space consisting mainly of amenity grassland and includes the Crumbles Castle Adventure Playground. Trees and shrubs provide food and cover for common birds. | 750 m east of the Site separated by railway lines and a large commercial area. |
| Bemerton Estate - Garden IsL32 | Site of Local Importance (SLINC) | Areas of grassland with relatively rich species diversity, and mature scattered trees which provide habitat for nesting birds. | 800 m east of the Site separated by railway lines and a large commercial area. |
| Winton Primary School Garden IsL28 | Site of Local Importance (SLINC) | This school garden contains a small pond, scattered trees, and semi-improved neutral grassland. | 950 m south east of the Site separated by King's Cross railway and underground station and associated infrastructure. |
| Rochester Terrace Gardens CaL15 | Site of Local Importance (SLINC) | A small public garden with trees and grassland managed for wildflowers. | 1 km north east of the Site. |

## 4.2 Habitats

### Phase 1 Habitats

4.2.1 The habitats recorded, their extent and distribution during the site visit on 13th August 2020 are shown in Table 4-2 and Figure A 1 (included in Appendix A). The areas are approximate only. Photographs of the habitats are shown in Appendix D.

**Table 4-2 Habitats present, in descending order based on spatial area occupied**

| Habitat | Brief description | Area (ha) | % of Site area |
|---|---|---|---|
| Hardstanding | Roads and footpaths throughout the hospital site. | 0.84 | 63% |
| Buildings | Five buildings are present within the survey boundary. | 0.38 | 29% |
| Introduced shrub | There are areas of introduced shrub throughout the hospital site, including borders, which are regularly managed. Two discrete areas of overgrown shrubs near two buildings | 0.07 | 5% |
| Amenity grassland | There are two small areas of amenity grassland on-site. | 0.05 | 4% |

#### Buildings and hardstanding

4.2.2 Buildings and hardstanding comprised 92% of the Site. There were six buildings on Site and the hardstanding comprised footpaths, car parking areas and roads. The buildings comprised the Jules Thorn Day Centre (B1) (with a garden shed and outbuilding), the Camley Centre - Estates and Facilities building (B2), Ash House (B3), the Bloomsbury Day Centre (B4), Post Room and Former Mortuary (with various electrical buildings) (B5), and the Kitchen Block (B6). These are described in more detail in the bat roost potential assessment.

#### Introduced shrubs

4.2.3 There were managed areas of introduced shrub around all of the buildings except the Camley Centre - Estates and Facilities building (B2). The most common plant species were hydrangea (species of *Hydrangea*), garden privet (*Ligustrum ovalifolium),* cherry laurel (*Prunus laurocerasus*) and garden rose (a *Rosa* species). There were planters with ornamental plants on the footpath along the southern boundary.

4.2.4 There was Virginia creeper (*Parthenocissus quinquefolia*) growing on the north-east boundary wall of the Site by Ash House (B3). In April 2019, the plant growth was 1.5 m tall and about 8 m wide and in 2020 the plant growth had extended to about 15 wide growing on the boundary wall. The plants provide limited cover for birds or invertebrates. The plant is an invasive non-native species listed on Schedule 9 of the WCA. The location of the plant is shown as Target Note 1 (TN1) in Figure A 1 (Appendix A), described in Appendix B and shown in Appendix D (Photos).

4.2.5 Buddleia (*Buddleja davidii*) and ivy (*Hedera helix*) were recorded near the Jules Thorn Day Centre and Bloomsbury Day Centre buildings (B1 and B4). There was another area of buddleia adjacent to Granary Street.

### Scattered trees

4.2.6 There was a mature Monterey cypress (*Cupressus macrocarpa*) and a large false acacia (*Robinia pseudoacacia*) in the south-west of the Site at a vehicle entrance. There was a smaller immature false acacia, a cypress tree (*Chamaecyparis* sp) and an elder (*Sambucus nigra*) to the west of the Jules Thorn Day Centre (B1).

4.2.7 Two semi-mature sycamore (*Acer pseudoplatanus*) trees were located to the east of Bloomsbury Day Centre (B4), next to groups of cherry laurel (*Prunus laurocerasus*).

4.2.8 There was a mature cherry (*Prunus* sp) in the courtyard of Ash House (B3).

4.2.9 There were three mature cherry trees to the east of the Kitchen (B6) and a mature birch tree (*Betula pendula*) adjacent to the internal hospital road (south of building B2).

4.2.10 There were immature street trees on Granary Street, most of them hornbeam (*Carpinus betulus*) and crab apple (*Malus trilobata*).

*4.2.11* Further details on the trees located within and in the vicinity of the Site are provided in Tree Survey report appended to the Arboricultural Impact Assessment which is submitted in support of the planning application.

### Amenity grassland

4.2.12 There were areas of amenity grassland at Ash House (B3) and in the south-west of the Site at a vehicle entrance. The most common plant species were daisy (*Bellis perennis*), dandelion (*Taraxacum officinale*) and yarrow (*Achillea millefolium*).

### Notable Habitats

4.2.13 There were no notable habitats (i.e. those likely to qualify as habitat of principal importance under Section 41 of the NERC Act, 2006) present within the Site.

## 4.3 Protected and Notable Species

4.3.1 The data search requested from GiGL returned records of protected and notable species and of London invasive species for the last ten years. Table 4-3 provides a summary of potentially relevant species identified through a combination of desk study and field survey.
Table 4-3 summarises the conservation status of each species and provides comment on their likelihood of presence.

4.3.2 Where species are identified in Table 4-3 as likely or possible, they are likely to represent legal constraints. Further surveys may be required to determine their presence or probable absence. Requirements for further survey are identified in Section 5 of this report.

4.3.3 Some other records of protected species or species of concern were returned. However, due to the distance from the Site and lack of connectivity due to the conurbation area where the Site is located, these records are not included in this table.

## Table 4-3 Protected and notable species relevant or potentially relevant to the Site

| Species | Legally Protected Species? | Species of Principal Importance? | Other Notable Species? | Present on Site? | Present / Potentially Present in Wider Zone of | Supporting Comments |
|---|---|---|---|---|---|---|
| Bats<br>Noctule bat (*Nyctalus noctula*)<br>Daubenton's bat (*Myotis Daubentonii*)<br>Pipistrelle bats (species of *Pipistrellus*)<br>Nathusius' pipistrelle (*Pipistrellus nathusii*)<br>Soprano pipistrelle (*Pipistrellus pygmaeus*)<br>Common pipistrelle (*Pipistrellus pipistrellus*) | ✓ | ✓ | ✓ | - | ✓ | Data search shows a single record of a Noctule 500 m north of the Site in 2012.<br>Three occurrences of Daubenton's were recorded 192 m north-east of the Site in 2010. These were likely foraging at London's Canal nearby.<br>Data search shows 26 occurrences of pipistrelles within 500m of the Site in the past 5 years. The closest record was 155m to the south-east in 2013. A common pipistrelle was recorded in 2019, recorded 725m east of the Site.<br>Data search shows three occurrences of Nathusius' pipistrelles within 500 m of the Site in 2012.<br>There are 11 occurrences of Soprano pipistrelles within 400 m of the Site in 2017.<br>Four of the buildings at St. Pancras Hospital were identified as having potential to support roosting bats (one building was assessed to have moderate potential and three buildings were assessed to have low potential).<br>The shrubs and trees on-site provide suitable foraging habitat for bats.<br>The canal-side vegetation at London's Canal and the green space at St. Pancras Gardens near the Site provide ecological connectivity for foraging bats. |
| Schedule 1 Birds<br>Peregrine (*Falco peregrinus*)<br>Kingfisher (*Alcedo atthis*)<br>Redwing (*Turdus iliacus*)<br>Fieldfare (*Turdus pilaris*) | ✓ | ✓ | ✓ | - | ✓ | There were four confidential records for peregrine, the most recent record in 2019.<br>There were three records for kingfisher 400 m south-east of the Site in 2016. These were likely recorded at London's Canals.<br>There are records of migratory species, Redwing and Fieldfare, 165m east of the Site in 2013. These were likely recorded at Camley Street Nature Park. |

| Species | Legally Protected Species? | Species of Principal Importance? | Other Notable Species? | Present on Site? | Present / Potentially Present in Wider Zone of | Supporting Comments |
|---|---|---|---|---|---|---|
| Nesting Birds<br>Grey wagtail (*Motacilla cinerea*)<br>Swift (*Apus Apus*)<br>House sparrow (*Passer domesticus*)<br>Starling (*Sturnus vulgaris*)<br>Song thrush (*Turdus philomelos*)<br>Dunnock (*Prunella modularis*) | - | ✓ | ✓ | - | ✓ | There are records of common nesting birds from within 1 km of the Site.<br>The shrubs and trees on-site would be suitable for use by nesting birds. Camley Street Nature Park and St Pancras Gardens provide ecological connectivity for nesting birds. |
| Invertebrates<br>Stag Beetle (*Lucanus cervus*) | - | ✓ | ✓ | - | ✓ | Eleven occurrences of stag beetle were returned from the data search, the most recent from 2019 Recorded 670m north of the Site. |
| Other mammals<br>Otter *(Lutra lutra)* | ✓ | ✓ | ✓ | - | ✓ | One record of an otter was returned 670 m east of the Site in 2013. This was likely recorded on the London's Canals Network. |

Key to symbols: ✓ = yes, x = no, ? = possibly, see Supporting Comments for further rationale.

Species present on site are those for which recent direct observation or field signs confirmed presence. Species which are possibly present are those for which there is potentially suitable habitat based on the results of the Phase 1 Habitat Survey, or this combined with desk study records.

Legally protected species are those listed under Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended); and, Schedules 2 and 4 of The Conservation of Habitat & Species Regulations 2017 (as amended).

Species of Principal Importance as those listed under Section 41 of the NERC Act. Planning Authorities have a legal duty under Section 40 of the same Act to consider such species when determining planning applications.

Other notable species include native species of conservation concern listed in the LBAP (except species that are also of Principal Importance), those that are Nationally Rare, Scarce or Red Data List, and non-native controlled weed species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

## Bats

### Inspection to Assess the Potential of Supporting Roosting Bats – buildings

4.3.4 On the basis of the survey work undertaken of the buildings within the Site, the results of the assessment of the suitability to support roosting bats are as follows:

- One building (Camley Centre - Estates and Facilities Building – B2) was assessed as having moderate suitability for supporting roosting bats;
- Three buildings (Jules Thorn Day Centre – B1, Ash House – B3, and the Bloomsbury Day Centre – B4) were assessed as having low suitability for supporting roosting bats; and

- Two buildings (Post Room and Former Mortuary – B5, the Kitchen Block – B6) were assessed as having negligible suitability for supporting roosting bats.

4.3.5 Further details are contained in Table 4-4 and photographs are shown in Table 4-5.

## Table 4-4 Preliminary Roost Assessments of Buildings

| Building | Description of building and potential roost features | Bat roost suitability |
|---|---|---|
| Jules Thorn Day Centre – B1 (Photos 1-5) | It is a single storey building, built in the 1980s. It is a red brick structure with timber cladding on the walls. The roof has two pitched sections to the east and to the west. The roof structure is wooden rafters overlaid by clay tiles finished with cement fixing on the gable ends. The east roof void was inspected and no signs of bats were seen. The west roof void was inspected and black dust particles were not identified as bat droppings.<br><br>There were features suitable for bats including gaps under the timber cladding and gaps under the fascia and soffits. These gaps were present on the southern, northern and eastern elevations. The south eastern corner of the building was covered in ivy.<br><br>There is a garden at the western elevation containing a shed with a flat bitumen felt roof. Outside the garden fence in the shrubbery, there is small brick outbuilding with a flat bitumen roof and large draughty gaps in the walls where pipework entered. | Due to the combination of suitable gaps on B1 and the ivy covering, it has **low** bat roost suitability.<br><br>The garden shed lacked any suitable gaps and has **negligible** bat roost suitability.<br><br>The small brick outbuilding had large unsuitable gaps in the wall and has **negligible** bat roost suitability. |
| Camley Centre - Estates and Facilities Building – B2 (Photos 6-8) | This consists of three connected brick buildings with pitched slate roofs and two chimney stacks, approximate date of construction 1890. The basement contains active offices and is well-lit by security lights on the outside. The first floor contains the Camley Centre and attached to the north is a flat-roof temporary building (consisting of vinyl panels, a metal roof and PVC windows). Within the Estates and Facility office there is a second floor with a pitched roof and a roof void. A glass-covered courtyard straddles the brick buildings and the temporary building.<br><br>There were features suitable for bats at basement level including access/egress holes in the wall for pipework however most were covered with mesh. There were cracks in the old brick and plasterwork. At roof level, there were gaps underneath the wooden facia on the western, southern and eastern elevations. The slate roof appeared to have no gaps or cracks. A roof vent was elevated above the ridge and was covered with a mesh on the Camley Centre. High up on | Due to the combination of suitable gaps in the wooden fascia boards and the presence of roof voids within B2, it has **moderate** bat roost suitability.<br><br>The flat-roofed temporary building and glass covered courtyard had **negligible** bat roost suitability. |

| | | |
|---|---|---|
| | the eastern elevation gable end, an old airing door leads into the pitched roof of the building but this was inaccessible. The roof void on the second floor of the Camley Centre - Estates and Facilities building was inaccessible due to asbestos risk. | |
| Ash House – B3<br>(Photos 10) | This is a two-storey H-shaped building built in the 1990s. It has a brick wall, clay tile roof and wooden soffits. There are some minor gaps between the wall and the soffits on the eastern, western and northern elevations. There is a high roof void but this was inaccessible due to security concerns. | As there are suitable gaps in the soffits and presence of roof voids within B3, it has **low** bat roost suitability. |
| Bloomsbury Day Centre – B4<br>(Photos 11-12) | This building has a ground floor and a smaller first floor with a flat bitumen roof. It is used as a GP surgery and a Recovery College. The walls are made of brick with some sections covered in cement render and some sections covered in metal cladding, with security lighting present. The guttering is attached to wooden fascia boards on the southern elevation and the first floor offices on the eastern elevation. A roof void was inaccessible due to asbestos risks. | As there are suitable gaps in the soffits and presence of roof voids within B4, it has **low** bat roost suitability. |
| Post Room and Former Mortuary – B5<br>(Photos 13-15) | A series of small ground-floor buildings with flat roofs, red brick walls and transparent skylights. They are situated on the western boundary of the Site adjacent to St. Pancras Way. They are in use as the Post Room and Former Mortuary (including Cold Room, a corridor, bathroom, office). Each of the following rooms has their own door to the outside: electrical room, switch room and generator room.<br><br>The buildings were assessed externally only and internal access was not arranged. Externally, there were no suitable gaps or cracks in brickwork and or where the bitumen roof overlaps the top of the wall. | As the buildings lacked roof voids and had no gaps/cracks suitable for bats, B5 has **negligible** bat roost suitability. |
| Kitchen Block – B6<br>(Photos 16-18) | The building consists of a three-storey section and a two-storey section flanked by one-storey sections. The roofs are slate pitched roofs and the walls are constructed of brick.<br>There were multiple gaps /cracks in the walls, corners, including open vents, grills and broken wooden boarding. There was evidence of nesting birds in some of the shallow grills on the building walls. However, none of the gaps were suitable for bats as the gaps were too shallow, or covered cobwebs or located beside security lights. | As the building lacked suitable gaps for roosting bats, B6 has **negligible** bat roost suitability. |

## Table 4-5 Photographs of Potential Roost Features on Buildings

Photo 1. Gap under wooden cladding on southern elevation of Jules Thorn Day Centre (B1).

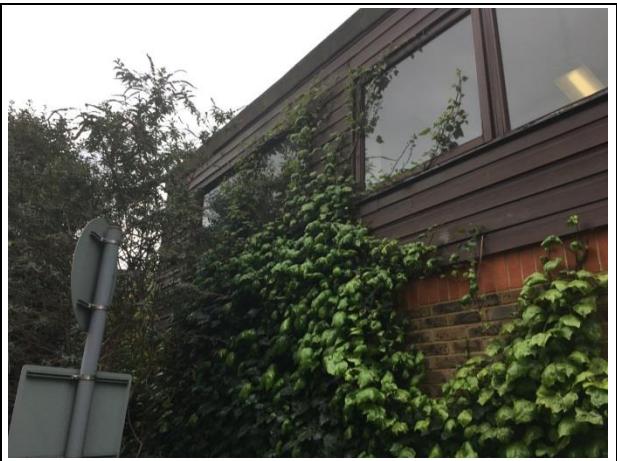

Photo 2. Ivy growing on south eastern corner of Jules Thorn Day Centre (B1).

Photo 3. Wooden garden shed in garden of Jules Thorn Day Centre (B1).

Photo 4. Brick outbuilding east of Jules Thorn Day Centre (B1) fence.

Photo 5. Roof void of Jules Thorn Day Centre (B1).


Photo 6. Gap in fascia at Camley Centre (B2).

Photo 7. Airing door leading to roof void at the Camley Centre (B2).

Photo 8. Elevated roof vent on the Camley Centre (B2).


Photo 9. Temporary building attached to the Camley Centre (B2).

Photo 10. Eastern elevation of Ash House (B3).


Photo 11. Southern elevation of the Bloomsbury Day Centre (B4).

Photo 12. Gaps under the soffit at the northern elevation of the Bloomsbury Day Centre (B4).

Photo 13. Flat roof on the Post Room and Former Mortuary building (B5).

Photo 14. Switch room in the Post Room and Former Mortuary building (B5).

Photo 15. Generator room in the Post Room and Former Mortuary building (B5).

Photo 16. Shallow grill on the Kitchen Block (B6).

Photo 17. Gap in wooden boarding (beside security light) on the Kitchen Block (B6).

Photo 18. Broken wooden boarding on corner of the Kitchen Block (B6).

### Inspection to Assess the Potential of Supporting Roosting Bats –Trees

4.3.6 The broadleaved and coniferous trees on site were inspected for potential bat roost features. The cypress, false acacia, sycamore, birch, and cherry trees lacked gaps, cracks or woodpecker holes in the bark and therefore had negligible bat roost suitability.

4.3.7 All other trees within and immediately adjacent to the Site were also assessed as having negligible suitability for supporting roosting bats, due to an absence of potential roost features.

## Nesting Birds

### Schedule 1 Birds

4.3.8 Birds that are listed on Schedule 1 of the WCA have additional protection during the breeding season as do their nests, eggs and dependent young. A special licence must be obtained in advance of works which may disturb these bird species.

4.3.9 Though there are nearby previous records for Schedule 1 birds, it is not likely that peregrines or kingfisher or winter migratory birds would occur on-site or provide a constraint to the development. The Site lacks suitable habitat to support these Schedule 1 birds.

4.3.10 There are no tall buildings or ledges on the Site suitable for nesting pairs of peregrines.

4.3.11 Black redstart (*Phoenicurus ochruros*) is a relatively frequent Schedule 1 bird in London, though there were no records for this bird within 1 km of the Site in the past 10 years. The Site lacked complex ledges or brownfield habitat suitable for black redstart.

### Common Birds

4.3.12 The Site has suitable other foraging habitat for nesting birds as there are trees and introduced shrub on-site and good ecological connectivity nearby.

## Invasive Species

4.3.13 Invasive plant species are listed on Schedule 9 of the WCA and it is an offence to plant, or otherwise cause to grow listed species in the wild. If these species are transported off-site, there is a duty of care with regards to the disposal of any part of the plant that may facilitate its establishment in the wild and cause environmental harm (as per the Environmental Protection Act 1990).

4.3.14 Virginia creeper (*Parthenocissus quinquefolia)* was found growing on the north-east boundary wall of the Site by Ash House (B3). Virginia creeper is listed as an invasive non-native species listed on Schedule 9 of the WCA. The location of the plant is shown as Target Note 1 (TN1) in Figure A 1 (Appendix A), and described in Appendix B.

4.3.15 Though not listed on Schedule 9, three other invasive non-native plant species were found within the Site:

- False acacia (Priority category 4);
- Cherry laurel (Priority category 3); and
- Buddleia, also known as butterfly bush (*Buddleia davidii*) (Priority category 3).

4.3.16 These three species are listed in the London Invasive Species Initiative (LISI) as species of concern due to the high risk of negative impact on the environment. Priority category 3 species those of high impact or concern which are widespread in London and require concerted, coordinated and extensive action to control/eradicate. Category 4 species are those which are widespread for which eradication is not feasible but where avoiding spread to other sites may be required.

4.3.17 The desk study from GiGL revealed records of invasive plant species within 1 km of the Site. The closest records were for cherry laurel, false acacia, tree-of-Heaven (*Ailanthus altissima*), three-cornered garlic (*Allium triquetrum*) and buddleia (*Buddleja davidii*). However, there are no previous records for invasive plant species found on-site. Japanese knotweed (*Reynoutria japonica*) was recorded within St Pancras Gardens 75 m south of the Site in 2015.

## 4.4 Connectivity and Zone of Influence

4.4.1 The Site is located in an urbanised environment, surrounded by buildings, over-ground rail lines, London's Canals and roads. The over-ground railway acts as a barrier in the north-eastern area for the movement of fauna.

4.4.2 However, there is blue and green infrastructure close to the Site within 1 km. The closest green infrastructure, London's Canals (SMINC) is adjacent to the north east of the Site. St. Pancras Gardens is 45 m to the south of the Site. Similarly, Camley Street Nature Park LNR is located 200 m south east of the Site and connects to the canal.

4.4.3 Diverse green areas (such as the Local Sites mentioned in Table 4-1 and within 1 km of the Site) could serve as a stepping stones for wildlife and connect the Site to extended green infrastructure in the wider area, such as North London Line railway embankment (440 m north east) and St. Martin's Gardens (550 m east).

4.4.4 Fauna such as birds and bats, that fly, have more capacity to move from one site to another and avoid barriers like buildings and roads. Their mobility makes them more able to use borough open spaces as stepping stones and search for sources of food in a wider local area.

4.4.5 The Site is close to valuable green spaces and waterways in the local area.

## 4.5 Value of Site

4.5.1 The Site is of low ecological value due to the preponderance of buildings and hardstanding and limited green habitat within the Site. The Site contained buildings with low and moderate suitability for roosting bats and habitats that provide foraging and breeding habitats (trees, introduced shrub) for birds and foraging habitats for bats.

# 5. Identification of Ecological Constraints and Recommendations

## 5.1 Approach to the Identification of Ecological Constraints

5.1.1 Relevant ecological receptors that may represent constraints to the Proposed Development, or that provide opportunities to deliver ecological enhancements in accordance with planning policy, are identified in Section 3 of this document and shown in Figure A 1 in Appendix A.

5.1.2 The NPPF and local planning policy (summarised in Section 2 of this document) specify requirements for the protection of features of importance for biodiversity.

5.1.3 Compliance with planning policy requires that the design of the Proposed Development considers and engages the following mitigation hierarchy where there is potential for impacts on relevant ecological receptors:

- Avoid and protect features where possible;
- Minimise impact by design, method of working or other measures (mitigation) e.g. by enhancing existing features; and
- Compensate for significant residual impacts, e.g. by providing suitable habitats elsewhere (whether in the control of the Site or otherwise legally enforceable through planning condition or Section 106 agreement).

5.1.4 This hierarchy requires the highest level of mitigation to be applied where possible. Only where this cannot reasonably be adopted should lower levels of mitigation be considered. The rationale for the proposed mitigation and/or compensation should be provided, including sufficient detail to show that these measures are feasible and how they would be secured.

5.1.5 In pursuance of the objective within the NPPF of providing net gains in biodiversity where possible, consideration should be given to the scope for enhancement as part of the development proposals. This should represent biodiversity gain over and above that achieved through mitigation and compensation. Enhancement could be achieved on and/or off the Site.

5.1.6 The criteria for assessing the likelihood of the relevant ecological receptors constraining the Proposed Development is described in Table 5-1. The higher the importance of the ecological receptor for the conservation of biodiversity at national and local scales, the more likely it is to be a material consideration during determination of the planning application for the Proposed Development.

5.1.7 Opportunities for ecological enhancement are identified in Section 6 of this document. There may be scope for ecological enhancement where existing habitat features could be improved or enhanced within the Proposed Development as designed, or with only minor amendment to the design. Ecological enhancement may not be possible where there is little scope to accommodate enhancement within the Proposed Development, for example due to a lack of utilisable space, or where land is required for essential mitigation.

**Table 5-1 Scale of Constraint to Development**

| Likelihood | Definition |
|---|---|
| High | An actual or potential constraint that is subject to relevant legal protection and is likely to be a material consideration in determining the planning application (e.g. statutory nature conservation designations and European/nationally protected species). Further survey likely to be required to support a planning application. |
| Medium | An actual or potential constraint that is covered by national or local planning policy and, depending on the level of the potential impact as a result of the proposed development, may be a material consideration in determining the planning application. Further survey may be required to support a planning application. |
| Low | Unlikely to be a constraint to development or require further survey prior to submission of a planning application. Mitigation is likely to be covered in a Construction Management Plan (CMP) or precautionary working method statement (e.g. generic requirements for the management of risks associated with the potential disturbance of nesting birds). |

## 5.2 Constraints and Requirements for Further Survey: Designations

5.2.1 There are no internationally recognised statutory designated sites (SAC, SPA, Ramsar sites) within 5 km of the Site.

5.2.2 There are eleven Sites of Nature Conservation Importance (SINC) and one Local Nature Reserve (LNR) within 1 km of the Site. The closest include London's Canals SMINC, Camley Street Nature Park LNR and SMINC and St Pancras Gardens (SBINC). The other sites are parks and gardens as well as railway embankments with vegetation.

5.2.3 A CMP will be produced and implemented during the construction of the Proposed Development to ensure no adverse construction related impacts to designated sites. An Outline CMP is submitted with the planning application and will be updated prior to commencing demolition and construction works once a Principal Contractor has been appointed, secured through an appropriately worded planning condition or Section 106 obligation.

5.2.4 The CMP should include best practice measures to control noise, dust and pollution as a consequence of Site clearance and development works. Measures could include:

- plant and machinery will be turned off when not in use;
- enclosure and sheeting of material stockpiles;

- use of sheltered locations for material storage;
- the use of wheel washes to reduce the trafficking of soil onto adjacent highways with prompt clearance as a remedial action;
- sheeting of vehicles carrying spoil;
- dust suppression measures for any on-site crushers;
- avoiding directional lighting of sensitive ecological receptors;

5.2.5 With appropriate measures in place, it is considered unlikely that there would be any disturbance or impacts on nearby designated sites.

5.2.6 There are opportunities to improve ecological connectivity from the Site to the nearby London's Canals SMINC and Camley Street Nature Park LNR and SMINC. This would be achieved through the inclusion of ecological enhancements within the Proposed Development, such as a roof garden or intensive green roof and brown roof where practicable.

## 5.3 Constraints and Requirements for Further Survey: Habitats

5.3.1 There are no notable or particularly diverse habitats present within or immediately adjacent to the Site that potentially represent a constraint on development of the Site. A number of trees are potentially to be removed with the Site due to the Proposed Development. Trees are a material constraint in the planning process. An Arboriculture Impact Assessment (AIA) has been produced for the Site and submitted with the planning application and recommendations should be followed.

5.3.2 The habitats on-site provide opportunities for nesting birds and vegetation removal should be avoided between the core nesting season from March to August.

## 5.4 Constraints and Requirements for Further Survey: Species

### Bats

5.4.1 Four buildings on Site have features that could provide access or egress points to a potential bat roost.

5.4.2 All bat species and their roosts are legally protected in the UK under the Habitats Regulations, which implements the EC Directive 92/43/EEC (the Habitats Directive). Bats and their roosts are also protected under the WCA.

5.4.3 Taken together, the Habitats Regulations and the WCA make it illegal to:

- Deliberately capture or intentionally take a bat;
- Deliberately or intentionally kill or injure a bat;
- Be in possession or control of any live or dead bat or any part of, or anything derived from a bat;
- Damage or destroy a breeding site or resting place of a bat;

- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection;
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection; and
- Deliberately disturb bats, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

5.4.4 A bat roost is defined as any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, current legal opinion is that a bat roost is protected regardless of whether or not the bats are present at a specific point in time.

5.4.5 Given the above legislation, the potential presence of bats at a site represents a material consideration in the planning process. Even where planning permission is not required, there is still a legal responsibility placed on the developer to ensure that a Natural England licence is obtained to cover any works that have the potential to result in an offence under the above legislation.

5.4.6 The Bat Conservation Trust's survey guidelines (Ref. 20) recommend that presence / absence surveys are carried out on buildings that have potential roost features.

5.4.7 A summary of recommended surveys and survey effort is shown in Table 5-2. The surveys must be carried out in summer and autumn.

**Table 5-2 Recommended bat surveys and survey effort for the Site**

| Building | Presence / absence survey | Season | Number of surveys | Number of surveyors |
|---|---|---|---|---|
| Jules Thorn Day Centre (B1) | Dusk emergence | Summer | 1 | 2 |
| Camley Centre - Estates and Facilities Building (B2) | Dusk emergence<br>Dawn re-entry | Summer and Autumn | 2 | 3 |
| Ash House (B3) | Dusk emergence | Summer | 1 | 2 |
| Bloomsbury Day Centre (B4) | Dusk emergence | Summer | 1 | 2 |

5.4.8 These recommended bat surveys were undertaken in July and September 2019. See AECOM Bat Survey report for details. No bat emergences or returns to roost were recorded on site. Low bat activity was recorded during the bat surveys.

5.4.9 During the update survey in August 2020, the buildings were reassessed. It was determined that the buildings surveyed in 2019 for bats did not require an updated bat survey in 2020 due to the presence of cobwebs on the

potential bat roosting features and the level of lighting around the buildings recorded during the 2019 bat surveys.

### Nesting birds

5.4.10 There is habitat suitable within the Site (trees and introduced shrub) for several species of birds that have been shown to be present in the area surrounding the Site as indicated in the records provided by the GiGL data search.

5.4.11 Birds and their nests are protected by the WCA. It is recommended that clearance of shrubs and trees is undertaken (where possible) outside of the period that bird species are likely to be breeding. Although there is no legally defined bird breeding season, it is widely accepted that removal of suitable habitat should be avoided between the core nesting season from March to August.

5.4.12 If any site clearance is due to take place between March and August inclusive, a suitably qualified ecologist will be required to confirm the absence of active bird nests immediately prior to works commencing to avoid a breach of legislation.

5.4.13 If a nest is discovered, clearance or other construction works should be stopped immediately within a species-specific exclusion zone, for most birds a general 5m exclusion zone around the nest will suffice. The exclusion zone will be demarcated appropriately. The nest will subsequently be monitored, typically on a weekly basis, by a suitably qualified ecologist. Once it is confirmed that all chicks have flown and ceased to return to the nest, and that no other nests are in use within the exclusion zone, the vegetation can be removed.

### Invasive Species

5.4.14 Virginia creeper was found growing on the north-east boundary wall of the Site by Ash House (B3). The Virginia creeper was providing limited habitat for insects and other invertebrates as well as a food source and roosting for birds. Although listed on Schedule 9 of the WCA, the hazard posed by the plant (e.g. risk of damage to built structures) was very low, and it is noteworthy that this species is not included in the London Invasive Species list of species of concern. Nevertheless, causing the plant to spread into the wild would contravene the WCA.

5.4.15 Three other invasive non-native plants were found on the Site which are listed by the London Invasive Species Initiative as Priority category 3 (buddleia and cherry laurel) and Priority category 4 (false-acacia). For category 3 species, LISI recommend that such species require concerted, coordinated and extensive action to control/eradicate. Category 4 species are those for which eradication is not feasible but where avoiding spread to other sites may be required. Additionally, as false-acacia ages becomes a hazard due to its propensity to drop limbs causing property damage and injury to people.

5.4.16 In order to deal with these species appropriately, it is recommended that an Invasive Species Management Plan is produced and implemented during site clearance at the Site to deal with all four plants. This follows guidance from the GB Non-Native Species Secretariat, Environment Agency and the Property Care Association. The Invasive Species Management Plan would detail the method for removal of the plants and the biosecurity measures that would be needed, and the provision of which can be secured by a planning condition attached to any future planning submission.

## 5.5 Summary of Ecological Constraints and Recommendations for Further Survey

5.5.1 Table 5-3 summarises the ecological constraints and recommendations for the Proposed Development.

**Table 5-3 Summary appraisal of features of ecological constraints and recommended further action or further surveys**

| Receptor | Scale of Constraint | Further Requirements, Including Potential Mitigation Requirements | Driver | When is Action Likely to be Required | | |
|---|---|---|---|---|---|---|
| | | | | To Inform Design | Before Planning Application | Pre-construction Onwards |
| Designated Sites | Low | Preparation and Implementation of a CMP to include measures to mitigate indirect effects on designated sites | Local policy | - | - | ✓ |
| Bats | High | Emergence/re-entry bat surveys, between May and August/September following the Bat Conservation Trust's survey guidelines (Undertaken in 2019, see Bat Surveys report submitted with the planning application). | Legislation | ✓ | ✓ | - |
| Nesting birds | High | Scheduling of works that may affect birds outside of nesting bird season (March to September).<br>Or undertaking a nesting bird check by a suitably qualified ecologist immediately prior to works commencing if the works cannot be completed outside the nesting bird season. | Legislation | - | - | ✓ |
| Invasive species | Medium | Production of Invasive Species Management Plan for Virginia creeper and other species | Legislation | - | - | ✓ |

# 6. Opportunities for Ecological Enhancements

6.1.1 In accordance with the NPPF, regional and local planning policy, biodiversity net gains and the provision for ecological protection, enhancement, and creation are to be provided within the Proposed Development.

6.1.2 The PEA report, prepared at the first stages of the project, proposes opportunities for ecological enhancements that are used as the initial information and discussion for a Biodiversity Net Gain Assessment.

6.1.3 The Proposed Development should contribute to the aims of the London Environment Strategy and LBC's Biodiversity Action Plan for the borough. The built environment provides significant opportunities for urban greening and enhancing biodiversity. The Camden Local Plan requires that developers consider biodiversity in their proposals and contribute to an overall biodiversity enhancement. The main opportunities for providing biodiversity enhancements in the built environment suggested by LBC are:

- Living roofs and walls;
- Installation of artificial nesting and roosting sites for birds and bats;
- Sustainable drainage systems (SuDS); and
- Trees.

6.1.4 Planting with wildflowers and native species as part of the landscaping strategy for the Proposed Development is recommended. Lists of suitable species are found in the LBC Biodiversity Action Plan, Advice Note: Living Roofs and Walls (Appendix 4) and Advice Note: Landscaping Schemes and Species Features (Appendix 5).

6.1.5 Additionally, the Mayor's London Environment Strategy recognises London's natural capital (green space, air, water, wildlife) as providing services, such as flood protection or cleaner air, that benefit the wellbeing of Londoners and the city's economy. Natural capital is a valuable asset that must be managed sustainably to maintain and improve these benefits. The London Environment Strategy includes the specific aim to improve biodiversity and ecological resilience.

6.1.6 A Biodiversity Net Gain Assessment has been prepared for the Proposed Development which is submitted in support of the planning application. This PEA has informed the Biodiversity Net Gain assessment for the Proposed Development and also takes into account the outcome of the assessment when proposing opportunities for enhancements.

6.1.7 The creation of green infrastructure is recommended for the Proposed Development. This can be achieved through, where reasonably practicable:

- The creation of a brown roof with pollen rich species.
- The creation of a living wall by planting of climbing plants.
- Creation of a roof garden with a mixture of trees, shrubs and perennials. Diverse topography is recommended to provide diversity of habitats for

wildlife and accumulation of rainwater for use by birds for drinking or taking a bath.

- Planting street trees and planters at ground level.
- The addition of insect refugia, log piles, bat and bird boxes.

6.1.8 The landscape will require long-term management and maintenance following landscape architects, ecologist and contractor's specifications.

6.1.9 Further ecological enhancements included in the Proposed Development are:

- Choosing UK native species, species of benefit to biodiversity and plant sources from local or UK provenance;
- Choosing plant nectar and pollen-rich plants for the new landscaping scheme to provide foraging habitats for insects and pollinators, that at the same time are source of food for birds and bats;
- Adding new insect hotels or bee bricks on the green roof or walls close to green infrastructure created in the development site. Low level of maintenance needed. Insect hotels will require annual checks and replacement when needed;
- Creation of dead wood piles targeting stag beetles, a notable species. Low level of maintenance needed. Wood piles will require annual checks and replacement when needed;
- Installation of bat bricks built-in buildings or bat boxes and adding plants to attract invertebrates to benefit bats within the green infrastructure. Low level of maintenance needed depending on the material chosen. Replacement if required. Bat licenced ecologist might be necessary if tube/brick requires maintenance or removal/replacement; and
- Installation of bird boxes on buildings and/or trees, targeting species like house sparrow, black redstart or swifts. Low level of maintenance needed depending on the material chosen. Annual cleaning is recommended outside of the breeding season.

6.1.10 New green infrastructure within the Site will have multiple and diverse benefits:

- Increase green infrastructure for wildlife;
- Act as a stepping stone, enabling wildlife to move between core areas;
- Support air and water quality regulation, flood regulation, local climate regulation and pollination;
- Add value to the Site as a cultural service (increase of aesthetic, spiritual values, health and Well-Being benefits especially for the patients accessing the hospital); and
- Contribute to noise mitigation.

6.1.11 In order to deliver these enhancements in accordance with local planning policy requirements and the London Environment Strategy it is recommended that a Landscape and Ecological Management Plan (LEMP) should be produced in conjunction with the design team. The LEMP will also support a BREEAM ecology assessment for the Proposed Development.

# 7. Conclusions

7.1.1 Habitats present within the Site have the potential to support nesting birds and roosting bats, and contains invasive plant species. Further actions recommended for the Proposed Development include:

- Inclusion of measures in the CMP to mitigate indirect effects on designated sites during construction of the Proposed Development;
- Vegetation removal during site clearance should be undertaken in September to February outside of the core bird nesting season. If vegetation removal is to be undertaken during the bird nesting season (March to August), a nesting bird check is to be carried out by a suitably qualified ecologist prior to vegetation removal; and
- Virginia creeper and other invasive plant species found on site will require future management under an Invasive Species Management Plan which is to be implemented prior to and during site clearance.

7.1.2 Ecological enhancements have been included into the design of the Proposed Development. These include the following:

- Creation of a roof garden with a mixture of vegetation, including trees, shrubs and perennials;
- Creation of a brown roof with pollen rich species;
- Creation of a living wall with climbing plants;
- Planting of street trees and planters at ground level;
- The addition of insect refugia, log piles, bat and bird boxes.

7.1.3 In order to deliver these enhancements in line with local policy in LBC and the London Environment Strategy, a LEMP Plan will be produced. The LEMP will support a BREEAM ecology assessment for the Proposed Development

# 8. References

Ref. 1. Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal
Ref. 2. British Standards Institution, British Standard (BS) 42020:2013 Biodiversity. Code of Practice for Planning and Development.
Ref. 3. Her Majesty's Stationery Office (HMSO) Wildlife and Countryside Act 1981 (as amended). London
Ref. 4. HMSO, Countryside and Rights of Way Act 2000. London
Ref. 5. HMSO, Natural Environment and Rural Communities (NERC) Act 2006. London
Ref. 6. HMSO, Animal Welfare Act 2006
Ref. 7. HMSO, Conservation of Habitats & Species Regulations 2017. London
Ref. 8. Ministry of Housing, Communities and Local Government (2019), National Planning Policy Framework
Ref. 9. Mayor of London (2002) Biodiversity Strategy
Ref. 10. Mayor of London (2018) London Environment Strategy
Ref. 11. Mayor of London (2016) London Plan – The Spatial Development Strategy for London Consolidated with Alterations Since 2011
Ref. 12. Mayor of London (2019) The London Plan – Intend to Publish December 2019
Ref. 13. Greenspace Information for Greater London (2007) London Biodiversity Action Plan
Ref. 14. London Borough of Camden (2017) Local Plan
Ref. 15. London Borough of Camden (2018) Supplementary Planning Guidance – Biodiversity
Ref. 16. London Borough of Camden (2013) Biodiversity Action Plan 2013-2018 https://www.camden.gov.uk/documents/20142/15817034/CD8.4+Biodiversity+Action+Plan+2013-18.pdf/8c85d9d5-107b-7fa2-8164-eaea203f0a19
Ref. 17. Department for Environment, Food and Rural Affairs - Multi-Agency Geographic Information for the Countryside (MAGIC) website, https://magic.defra.gov.uk/
Ref. 18. London Wildlife Trust (n.d.). London Wildlife Trust Website. Available at:, www.wildlondon.org
Ref. 19. Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey – a technique for environmental audit. Joint Nature Conservation Committee, Peterborough
Ref. 20. Collins J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.
Ref. 21. British Standards Institution, BS5837:2012. Trees in relation to design, demolition and construction – Recommendations
Ref. 22. CIEEM (2019), Advice Note on the Lifespan of Ecological Reports and Surveys. April 2019

# Appendix A Phase 1 Habitat Survey

## Figure A 1 Phase 1 Habitat Survey map

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- Red Line Boundary
- Target Note

**Phase 1 Habitat**

- Individual Broad-leaved Tree
- Individual Coniferous Tree
- Scattered Scrub
- Building
- Cultivated/ Disturbed Land - Amenity Grassland
- Hard Standing
- Introduced Shrub



Purpose of Issue
FOR INFORMATION

Client
MOORFIELDS EYE HOSPITAL NHS FOUNDATION TRUST

Project Title
ORIEL

Drawing Title
PHASE 1 HABITAT MAP

| Drawn | Checked | Approved | Date |
|---|---|---|---|
| VC | TG | MW | 25/08/2020 |

| AECOM Internal Project No. | Scale @ A3 |
|---|---|
| 60588325 | 1:800 |



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Drawing Number
FIGURE 01

Rev
01

TN1
TN2
B1
B2
B3
B4
B5
B6
ST PANCRAS WAY
GRANARY STREET
ROYAL COLLEGE STREET
Oblique Bridge
The Royal Veterinary College
Hospital for Tropical Diseases
Dennis Geffen Environmental Health Annexe
Mortuary
St Pancras Coroner's Court
St Pancras Gardens
Goldington Court
El Sub Sta
Cycle Way
23.6m
20.4m
20.6m
21.5m
0 10 20 30 40 50 Metres
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# Appendix B Target notes

Target Note 1. Location of Virginia Creeper.

Target Note 2. Area of overgrown shrub and outbuilding near Jules Thorn Day Centre building.

# Appendix C Overview of Relevant Wildlife Legislation

***The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 and the Conservation of Habitats & Species Regulations 2017 (as amended)***

The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force on 28th December 2018. They amend the Conservation of Habitats and Species Regulations 2017, the Neighbourhood Planning (General) Regulations 2012, the Town and Country Planning (Permission in Principle) Order 2017 and the Town and Country Planning (Brownfield Land Register) Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The Regulations came into force on 30th October 1994. In Scotland the Habitats Directive is transposed through a combination of the Habitats Regulations 2010 (in relation to reserved matters) and the 1994 Regulations. The Conservation (Natural Habitats, &c) Regulations (Northern Ireland) 1995 (as amended) transpose the Habitats Directive in relation to Northern Ireland.

The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European sites.

Under the Regulations, competent authorities i.e. any Minister, Government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

The Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively) to the European Commission. Once the Commission and EU Member States have agreed that the sites submitted are worthy of designation, they are identified as sites of Community Importance (SCIs). The EU Member States must then designate these sites as Special Areas of Conservation (SACs) within six years. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs) classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites form a network termed Natura 2000.

The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation. If the agency is unable to conclude such an agreement, or if an agreement is breached, it may acquire the interest in the land compulsorily. The agency may also use its powers to make byelaws to protect European sites. The Regulations also provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through Appropriate Assessment that the proposed operation will not adversely affect the integrity of the site. When considering potentially damaging operations, the country agencies apply the precautionary

principle' i.e. consent cannot be given unless it is ascertained that there will be no adverse effect on the integrity of the site.

In instances where damage could occur, the appropriate Minister may, if necessary, make special nature conservation orders, prohibiting any person from carrying out the operation. However, an operation may proceed where it is or forms part of a plan or project with no alternative solutions, which must be carried out for reasons of overriding public interest. In such instances the Secretary of State must secure compensation to ensure the overall integrity of the Natura 2000 system. The country agencies are required to review consents previously granted under the Wildlife and Countryside Act 1981 for land within a European site, and may modify or withdraw those that are incompatible with the conservation objectives of the site.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Regulations make special provisions for the protection of European marine sites, requiring the country agencies to advise other authorities of the conservation objectives for a site, and also of the operations which may affect its integrity. The Regulations also enable the establishment of management schemes and byelaws by the relevant authorities and country agencies respectively, for the management and protection of European marine sites.

***Wildlife and Countryside Act 1981 (as amended)***

The Wildlife and Countryside Act 1981 is the major domestic legal instrument for wildlife protection in the UK, and is the primary means by which the following are implemented:

- The Convention on the Conservation of European Wildlife and Natural Habitats (‘the Bern Convention’); and
- The Council Directive 79/409/EEC on the Conservation of Wild birds (the ‘Bird Directive’).

<u>Wild Birds</u>

The Act makes it an offence (with exception to species listed in Schedule 2) to intentionally:

- Kill, injure, or take any wild bird,
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006), or
- Take or destroy an egg of any wild bird.

Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The Secretary of State may also designate Areas of Special Protection (subject to exceptions) to provide further protection to birds. The Act also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.

Other Animals

The Act makes it an offence (subject to exceptions) to intentionally kill, injure or take any wild animal listed on Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Flora, Fungi and Lichens

The Act makes it an offence (subject to exceptions) to intentionally) pick, uproot or destroy:

- Any wild plant listed in Schedule 8, or
- Unless an authorised person, to intentionally uproot any wild plant not included in Schedule 8,
- To sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Non-native Species

The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales. It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.

***Countryside and Rights of Way (CRoW) Act 2000***

The Countryside and Rights of Way Act 2000 applies to England and Wales only. Part III of the Act deals specifically with wildlife protection and nature conservation.

The Act places a duty on Government Departments and the National Assembly for Wales to have regard for the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity.

Schedule 9 of the Act amends the SSSI provisions of the Wildlife and Countryside Act 1981, including increased powers for their protection and management of SSSIs. The provisions extend powers for entering into management agreements; place a duty on public bodies to further the conservation and enhancement of SSSIs; increase penalties on conviction where the provisions are breached; and include an offence whereby third parties can be convicted for damaging SSSIs.

Schedule 12 of the Act amends the species provisions of the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provisions make certain offences 'arrestable', include an offence of reckless disturbance, confer

greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable heavier penalties on conviction of wildlife offences.

### *Natural Environment and Rural Communities (NERC) Act 2006*

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act required the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list was drawn up in consultation with Natural England, as required by the Act.

The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Fifty-six habitats of principal importance are included on the S41 list. These are all the habitats in England that were identified as requiring action in the (now withdrawn) UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework. They include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland, and freshwater and marine habitats such as ponds and subtidal sands and gravels.

There are 943 species of principal importance included on the S41 list. These are the species found in England which were identified as requiring action under the (now withdrawn) UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. In addition, the hen harrier has also been included on the list because without continued conservation action it is unlikely that the hen harrier population will increase from its current very low levels in England.

### *National Planning Policy Framework*

The latest version of the NPPF was released in February 2019 and relevant sections are summarised below.

Section 15 of the NPPF relates specifically to 'Conserving and Enhancing the Natural Environment'. Paragraph 170 states that '*Planning policies and decision should contribute to and enhance the natural and local environment by:*

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'

Paragraph 171 states that '*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*. '

Paragraph 174 states that '*To protect and enhance biodiversity and geodiversity, plans should:*

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

Paragraph 175 states that '*When determining planning application, local planning authorities should apply the following principles:*

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should

be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'

Paragraph 176 states that *'The following should be given the same protection as habitats sites:*

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites. '

Paragraph 177 states that '*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.*'

# Appendix D Photographs of the Site

Photo D1 Introduced shrub throughout the Site.

Photo D2 Introduced shrub close to hospital entrance

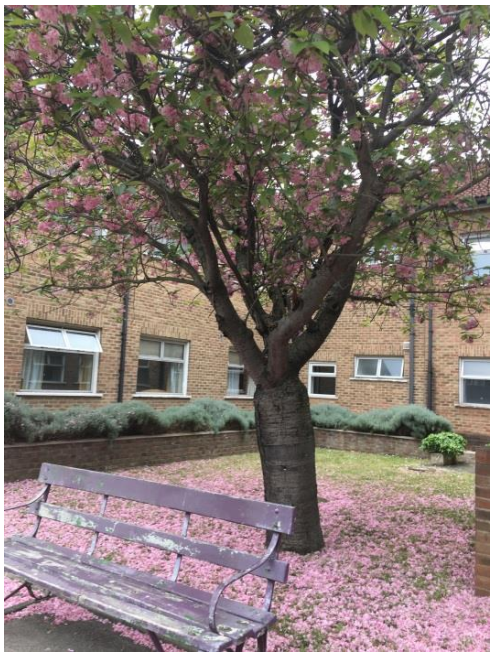

Photo D3 Flowering cherry at Ash House (B3)

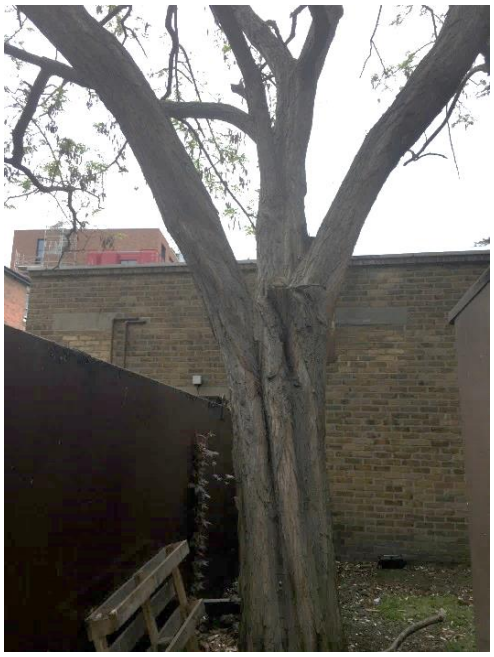

Photo D4 False acacia tree at western entrance to the Site

Photo D519 Virginia creeper (August 2020 extent)

Photo D6 Planters on hospital road

Photo D7 Flowering cherry on hospital road

Photo D8 Birch tree

Photo D9 Immature trees on Granary Street

Photo D10 Security fencing around Ash House (B3)

Photo D11 St Pancras Gardens 45m to the south of the Site.

Photo D12 Camley Street Nature Park 200m south east of the Site

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