



# The Ecology Consultancy



# Network Building, Tottenham Court Rd, London

Preliminary Ecological Appraisal

## Report for Derwent Valley Property Developments Limited

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# Summary of key issues

The Ecology Consultancy was commissioned to carry out a Preliminary Ecological Appraisal (PEA) comprising a Phase 1 habitat survey and protected species assessment of the proposed development at 95-100 Tottenham Court Road, London Borough of Camden. The main findings are as follows:

- The site does not form part of any statutory or non-statutory nature conservation site.
- The site is comprised of a single building with no other habitats present. The habitats are of importance at the site scale only.
- **Breeding birds** – The building on site and adjacent street trees had the potential to support widespread breeding birds. Site works should take place outside of the nesting bird season (March to August inclusive). Where this is not possible, a nesting bird check must be undertaken prior to works, as detailed in Section 4 of this report. Feral pigeons breed throughout the year, and so due care should be taken to ensure this species is not nesting before works take place at any time of year.
- Recommendations to enhance the biodiversity value of the site in accordance with national and local planning policies comprise the inclusion of biodiverse roofs, wildlife planting, green walls, SuDS and bird and invertebrate nesting opportunities.

# 1 Introduction

## BACKGROUND TO COMMISSION

- 1.1 The Ecology Consultancy was commissioned by Derwent Valley Property Developments Limited in July 2020 to carry out a Preliminary Ecological Appraisal (PEA) of a proposed development at 95-100 Tottenham Court Road, London Borough of Camden (hereafter referred to as 'the site').
- 1.2 This proposal seeks outline planning permission for "Demolition of the existing building and construction of a new building to provide for a maximum of 17275 sqm (GIA) of E class use floorspace along with details of access, scale and landscaping and other works incidental to the application (layout and appearance reserved)."
- 1.3 This PEA is submitted in support of the Outline, Reserved Matters 1 and Reserved Matters 2 applications, as the summary findings are consistent across both schemes.'

## SCOPE OF THE REPORT

- 1.4 The aim of this appraisal is to provide baseline ecological information about the site. This has been used to identify any potential ecological constraints associated with the proposed development and/or to identify the need for any additional survey work to further evaluate any potential impact that may risk contravention of legislation or policy relating to protected species and nature conservation. Where necessary, avoidance, mitigation/compensation and/or enhancement measures have been recommended to ensure compliance.
- 1.5 This appraisal is based on the following information sources:
  - A desk study of the site and land within a 1 kilometre (km) surrounding radius;
  - A Phase 1 habitat survey (JNCC, 2010) of the site to identify and map the habitats identified as being present on-site;
  - A protected species assessment of the site to identify features with the potential to support legally protected species; and
  - An evaluation of the site's importance for nature conservation.
- 1.6 This appraisal has been prepared with reference to best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2019a;

2019b) and as detailed in British Standard 42020:2013 *Biodiversity - Code of Practice for Biodiversity and Development* (BSI, 2013).

- 1.7 The survey and assessment were conducted, and this report has been written, by Andrew Lewis BSc MSc, an Ecologist with over two years' experience, who is competent in carrying out Phase 1 habitat surveys and protected species assessments.

### **SITE CONTEXT AND STATUS**

- 1.8 The site is bound by Howland Street to the south, Tottenham Court Road to the east, Whitfield Street to the west and commercial buildings to the north, and is located within the London Borough of Camden, London. Cypress Place runs between Whitfield Street and Tottenham Court Road, and passes through the site, underneath the Network Building. The site is approximately 0.2108 hectares (ha) in size. The Ordnance Survey National Grid reference for the centre of the site is TQ 293 820. The site is located within an intensely urban environment, with several restaurants, bars and commercial buildings in the surrounding area.
- 1.9 The site does not form part of any statutory or non-statutory designated nature conservation site. Regents Park Site of Metropolitan Importance for Nature Conservation (SMINC) is located 750 metres (m) north west of the site.

### **DEVELOPMENT PROPOSALS**

- 1.10 At the time of writing, the development proposals were still being finalised. However, they will comprise the demolition of the building on site, and construction of a new commercial building, as well as reconfiguration of Cyprus Place (Piercy & Company, 2020). Solar PV panels and a biodiverse green roof, as well as other green infrastructure will be included in the new design.

### **RELEVANT LEGISLATION AND PLANNING POLICY**

- 1.11 The following key pieces of nature conservation legislation are relevant to this appraisal. A more detailed description of legislation is provided in Appendix 3:
- The Conservation of Habitats and Species Regulations 2017 (as amended) (commonly referred to as the Habitats Regulations);
  - Wildlife and Countryside Act 1981 (as amended); and,
  - Natural Environment and Rural Communities Act 2006.

- 1.12 The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government (MHCLG, 2019) requires local authorities to avoid and minimise impacts on biodiversity and to provide net gains in biodiversity when taking planning decisions.
- 1.13 The Intend to Publish version of the new London Plan (GLA, 2019) places greater emphasis on green infrastructure and proposes that developments should incorporate green infrastructure. Policy G5 encourages Local Boroughs to develop their own ‘Urban Greening Factor<sup>1</sup>’ to identify the appropriate target for urban greening, based on the proportion of surface cover that contributes to ecosystem services. In the interim the target score is 0.4 for residential developments and 0.3 for commercial developments. Policy G6 states that ‘development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain’.
- 1.14 Other planning policies at the local level which are of relevance to this development include The Camden Local Plan (Camden, 2017). Further information is provided in Appendix 4.

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<sup>1</sup> <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-8-green-infrastructure-and-natural-environment/policy-g5-urban>

## 2 Methodology

### DESK STUDY

2.1 The following data sources were reviewed to provide information on the location of statutory designated sites<sup>2</sup>, non-statutory designated sites<sup>3</sup>, legally protected species<sup>4</sup>, Species and Habitats of Principal Importance<sup>5</sup>, and other notable species<sup>6</sup> and notable habitats<sup>7</sup> that have been recorded within a 1km radius of the site:

- Greenspace Information for Greater London (GiGL), the local Biological Records Centre, principally for species records and information on non-statutory sites;
- MAGIC (<http://www.magic.gov.uk/>) - the Government's on-line mapping service for geographical information about the natural environment; and
- Ordnance Survey mapping and publicly available aerial photography.

### HABITAT SURVEY

2.2 A habitat survey of the site was carried out on 4 August 2020 in clear, dry conditions. It covered the entire site, including boundary features. Habitats were described and mapped following standard Phase 1 habitat survey methodology (JNCC, 2010). Habitats were marked on a paper base map and subsequently digitised using ESRI ArcGIS software. Habitats were also assessed against descriptions of Habitat of Principal Importance, as set out by the JNCC (BRIG, 2008)<sup>8</sup>.

2.3 Records for dominant and notable plants are provided, as are incidental records of birds and other fauna noted during the habitat survey.

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<sup>2</sup> **Statutory designations** include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR).

<sup>3</sup> **Non-statutory sites** are designated by local authorities (e.g. Sites of Importance for Nature Conservation or Local Wildlife Sites).

<sup>4</sup> **Legally protected species** include those listed in Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981; Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended); or in the Protection of Badgers Act 1992 (as amended).

<sup>5</sup> **Species of Principal Importance** are those listed on Section 41 of the Natural Environment and Rural Communities Act, 2006.

<sup>6</sup> **Notable species** include Species of Principal Importance under the Natural Environment and Rural Communities Act 2006; Local Biodiversity Action Plan (LBAP) species; Birds of Conservation Concern (Eaton *et al.*, 2015); and/or Red Data Book/nationally notable species (JNCC, undated).

<sup>7</sup> **Notable habitats** include Habitats of Principal Importance under the Natural Environment and Rural Communities Act, 2006; those included in an LBAP; Ancient Woodland Inventory sites; and Important Hedgerows as defined by the Hedgerow Regulations 1997.

<sup>8</sup> Data required to confirm that certain habitats (including rivers and ponds) meet criteria for Habitats of Principle Importance is beyond that obtained during a Phase 1 habitat survey. In these cases the potential for such habitats to meet relevant criteria is noted but further surveys to confirm this assessment may be recommended



- 2.4 Common names are used where widely accepted for amphibians, birds, fish, mammals, reptiles and vascular plants. Scientific names are provided for other groups but at first mention only if there is also an accepted common name.
- 2.5 The site was also surveyed for the presence of invasive plant species as defined by Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, detailed mapping of such species is beyond the scope of this commission and the locations on habitat plan are indicative only.
- 2.6 Target notes are used to provide information on specific features of ecological interest or habitat features that were too small to be mapped.

### PROTECTED AND NOTABLE SPECIES ASSESSMENT

- 2.7 The suitability of the site for legally protected species has been assessed on the basis of relevant desk study records<sup>9</sup> combined with field observations from the habitat survey. The likely value of habitat for protected species occurrence has been ranked on a scale from 'negligible' to 'present' as described in Table 2.1.
- 2.8 The assessment of habitat suitability for protected or notable species is based on professional judgement drawing on experience of carrying out surveys of a large number of urban and rural sites and best practice survey guidance on identifying field signs which includes that for the following species: badger (e.g. Roper, 2010); bats (Collins (ed.), 2016); and great crested newt (Langton et al., 2001).

**Table 2.1: Protected species assessment categories**

Category	Description
Present	Presence confirmed from the current survey or by recent, confirmed records.
High	Habitat present provides all of the known key requirements for a given species/species group. Local records are provided by desk study. The site is within or close to a national or regional stronghold for a particular species. Good quality surrounding habitat and good connectivity.
Moderate	Habitat present provides all of the known key requirements for a given species/species group. Several desk study records and/or site within national distribution and with suitable surrounding habitat. Factors limiting the likelihood of occurrence may include small habitat area, barriers to movement and disturbance.
Low	Habitat present is of relatively poor quality for a given species/species group. Few or no desk study records. However, presence cannot be discounted on the basis of national distribution, nature of surrounding habitats or habitat fragmentation.

<sup>9</sup> Primarily dependent on the age of the records, distance from the site and types of habitats at the site.

**Table 2.1: Protected species assessment categories**

Category	Description
Negligible	Habitat is either absent or of very poor quality for a particular species or species group. There were no desk study records. Surrounding habitat unlikely to support wider populations of a species/species group. The site may also be outside or peripheral to known national range for a species.

- 2.9 The findings of this assessment establish the need for protected species surveys that are required to achieve compliance with the relevant legislation. Surveys are commonly required for widespread species such as bats, great crested newt, reptiles and badger, but may be necessary for other species if suitable habitat is present.
- 2.10 Surveys may be required where a site is judged to be of low suitability for a particular species/species group. However, in some cases there may be opportunities to comply with legislation, without further survey, through precautionary measures that would be implemented prior to and during construction.

### **SITE EVALUATION**

- 2.11 The Site's ecological importance has been determined broadly following guidance issued by CIEEM (2019a), which ranks the nature conservation importance of a site according to a geographic scale of reference: international and European; national; regional (Greater London), metropolitan, county, vice-county or other local authority-wide area; local; site scale. In evaluating the nature conservation importance of the Site, the following factors were considered: nature conservation designations; species/habitat rarity; naturalness; fragility and connectivity to other habitats.

### **DATA VALIDITY AND LIMITATIONS**

- 2.12 Every effort has been made to provide a comprehensive description of the site; however, the following limitations apply to this assessment.:
- The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. It should not be taken as providing a full and definitive survey of any protected species group. Additional surveys may be recommended if, on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.
  - The ecological evaluation is preliminary and may change subject to the findings of further ecological surveys (should these be required).

- Even where data for a particular species group is provided in the desk study, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest, the area may simply be under-recorded.
- Where only four figure grid references are provided for protected species by third parties, the precise location of species records can be difficult to determine, and they could potentially be present anywhere within the given 1km x 1km square. Equally six figure grid references may be accurate to the nearest 100m only.
- The Phase 1 habitat survey does not constitute a full botanical survey or provide accurate mapping of invasive plant species.
- Ecological survey data is typically valid for two years unless otherwise specified.

2.13 Despite these limitations, it is considered that this report accurately reflects the habitats present, their biodiversity values and the potential of the site to support protected and notable species.

# 3 Results

## DESIGNATED SITES

### Statutory Designated Nature Conservation Sites

3.1 The site is not subject to any statutory nature conservation designations. There are no European or national statutory sites located within a 2km radius of the site.

### Non-Statutory Designated Nature Conservation sites

3.2 The site is not subject to any non-statutory nature conservation designations. Five non-statutory sites designated as Sites of Importance for Nature Conservation (SINC) are present within a 1km radius of the site (see Table 3.1).

**Table 3.1: Non-Statutory Designated Sites**

Site Name	Distance from site and orientation	Reason for Designation
Site of Metropolitan Importance for Nature Conservation		
Regents Park	750m north west	One of the largest and most ecologically varied parks in central London. Habitats include amenity grassland, planted shrubbery, ponds and lakes, scattered trees, scrub, woodland, and semi-improved neutral grassland. The site is of particular importance to breeding and migrant birds.
Site of Borough Importance for Nature Conservation		
Park Square Gardens	650m north-west	A large garden square with habitats including amenity grassland, flower beds, planted shrubbery, scattered trees and woodland. The park is of particular importance to breeding birds.
Site of Local Importance for Nature Conservation		
Russell Square	580m east	Garden square with many mature trees including London plane, common lime, beech, oak, hawthorn and holly. A hedge of hornbeam runs along the sites boundary.

**Table 3.1: Non-Statutory Designated Sites**

Site Name	Distance from site and orientation	Reason for Designation
Gordon Square	200m north east	A small public square with many trees including London plane, common lime, beech, and hornbeam. Other habitats include shrubberies, and wild flower beds. The park supports a range of bird species including wren, robin, blackbird, blue tit, mistle and song thrush.
Phoenix Garden	990m south-east	Community garden in the heart of the West End. Contains an open meadow area, rockery and a pond. There are dense shrubberies with young planted trees. Supports a range of small birds.

## PHASE 1 HABITAT SURVEY

### Overview

- 3.3 The site comprised a single building in use as commercial offices. The site was bordered by hardstanding pavements and roads to the south, east and west, and by buildings to the north. The site was in regular use and was subject to high levels of noise and lighting through the adjacent roads and buildings.
- 3.4 Phase 1 habitat types are mapped in Appendix 1, Figure 1 and areas are given in Table 3.2. A description of dominant and notable species, and the composition of each habitat, is provided below.

**Table 3.2: Habitat and Associated Areas within Proposed Site Boundary**

Phase 1 Habitat	Extent
Buildings and hardstanding	2,108m <sup>2</sup>

### Habitat Description

#### *Buildings and Hardstanding*

- 3.5 The site was dominated by a multi-storey building (B1), the main building was six storeys and constructed of brick and concrete with flat roofs. The building was in use as commercial offices. The building was in a good condition throughout, with no gaps in the brickwork or other crevices.

3.6 Cyprus Place, a small street lead through an alleyway underneath the building in a hardstanding courtyard to the north of the site. This was in regular use for loading and devoid of any vegetation. Hardstanding footpaths were present bordering the site to the east, west and south. These were in constant use by pedestrians and lined with streetlights. No other habitats were present within the site boundary, though several mature and semi-mature trees lined the footpath to the east and west, adjacent to the site boundary (Appendix 1, Photographs 1 – 4). These included London plane and *Acer sp.*.

### PROTECTED AND INVASIVE SPECIES ASSESSMENT

3.7 The potential for the site to support protected species has been assessed using criteria provided in Table 2.1, based on the results of the desk study and observations made during the site survey of habitats at the site. Other legally protected species are not referred to as it is considered that the site does not contain habitats that would be suitable to support them. The following species/species groups are potentially present at the site:

- Bats;
- Peregrine falcon and black redstart;
- Breeding birds; and,
- Invasive plant species.

3.8 The likelihood of these species being present within the site are evaluated in Table 3.3 below, based on the results of the desk study, observations made during the site survey and an assessment of the suitability of on-site and adjoining habitat.

**Table 3.3: Protected and Invasive Species Assessment**

Habitat/ species	Status 10, 11	Likelihood of occurrence
Bats	HR WCA S5	<p><b>Negligible:</b> B1 on site had no features of potential to support roosting bats, such as gaps in the brickwork, lifted/missing tiles, lifted lead flashing, or soffit boards. The flat roof of B1 also had no features to support roosting bats and had no internal roof void.</p> <p>The site is located within a highly urbanised area, with several bars and restaurants nearby with late night opening hours. The roads bordering the site are in regular use by traffic and lined with streetlights. The site is therefore subject to high levels of night-time noise and lighting. The site is isolated from areas of suitable habitat by large buildings and busy roads.</p> <p>The desk study provided records for four species of bat within 1km of the site, common pipistrelle, soprano pipistrelle, Nathusius's pipistrelle, and a <i>Nyctalus</i> species. The closest record to the site was for a foraging pipistrelle, located 180m north-west of the site in May 1993. The most recent record was 944m south-east of the site in August 2016.</p> <p><b>As there is a negligible potential for roosting bats on the site, they are not considered further in this report.</b></p>
Peregrine falcon and black redstart	WCA S1	<p><b>Negligible:</b> Schedule 1 bird species peregrine falcon and black redstart, which are locally common in London, were recorded within the search area within the past 10 years. However, the site itself lacks habitats suitable for these species. Nearby green roofs may provide opportunities, but the proposed works are unlikely to impact these species should they be nesting in the vicinity.</p> <p><b>As the proposals are unlikely to impact Schedule 1 bird species, they are not considered further in this report.</b></p>
Breeding birds	WCA S5	<p><b>Low:</b> The flat roofs and ledges of B1 and the adjacent street trees provided limited potential to support common breeding birds, such as feral pigeon. No evidence of bird nesting activity was identified during the survey.</p> <p>The data search provided records for 18 bird species, including Species of Principal Importance and London BAP species within 1km of the site. The habitats at the site were unlikely to support the majority of the species recorded in the data search, with the exception of gulls, including herring gull which is a Species of Principal Importance and London BAP species, which could potentially utilise the flat roofs of building B1.</p> <p><b>There is a low potential for breeding birds to be present at the site and as such they are considered further in Section 4 of this report.</b></p>

<sup>10</sup> The following abbreviations have been used to signify the legislation regarding different species: HR = Conservation of Habitats and Species Regulations 2017; WCA S1 = Schedule 1 of the Wildlife and Countryside Act 1981 (as amended); WCA S5 = Schedule 5 of the Wildlife and Countryside Act 1981 (as amended); WCA S9 = Schedule 9 of the Wildlife and Countryside Act 1981 (as amended); PBA = Protection of Badgers Act, 1992.

<sup>11</sup> The following abbreviations have been used to signify the policy of conservation assessments applying to notable species: SPI = Species of Principal Importance under the NERC Act 2006; LBAP = Local Biodiversity Action Plan species; BoCC = Birds of Conservation Concern - amber list / red list (Eaton *et al.*, 2015); and/or RD/NN = red data book/nationally notable species (JNCC, undated).

**Table 3.3: Protected and Invasive Species Assessment**

Habitat/ species	Status 10, 11	Likelihood of occurrence
Invasive species	WCA S9	<p><b>Negligible:</b> There were no invasive species recorded on the site during the habitat survey.</p> <p>There are several desk study records for invasive species within 1km of the site, including Japanese knotweed, cotoneaster, and other species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, no habitat or areas of vegetation with potential to support these species was present within the site.</p> <p><b>There is a negligible potential for invasive species to be present on site, therefore they are not considered further in this report.</b></p>



## NATURE CONSERVATION EVALUATION

- 3.9 The site is not subject to any nature conservation designations. The site consists entirely of a single building and contains no areas which are Habitats of Principal Importance or Camden BAP habitats and the site is situated within a densely urban area. Overall, the habitats are considered to be of ecological importance at site level only.
- 3.10 The building on site was suitable to support breeding birds, including herring gull which are a Species of Principal Importance and London BAP priority species. No other protected or notable species were considered likely to use the site.
- 3.11 If present, the site is unlikely to support large numbers of herring gull and any population is unlikely to exceed local importance. Herring gull are also common and widespread in London and similar nesting habitat is present surrounding the site. Measures to mitigate potential impacts on them are recommended. It is considered unlikely that the site would support any other protected or rare species, or diverse assemblages or large populations of these species.

## 4 Potential Impacts and Recommendations

4.1 This section summarises the potential impacts on habitats and notable species that may be present at this site.

4.2 The following key ecological issues have been identified:

- Habitat suitable for breeding birds is present – measures must be taken to avoid killing birds or destroying their nests; and
- A range of measures should be undertaken to satisfy the requirement for ecological enhancement included in planning policy.

### CONSTRAINTS AND MITIGATION/COMPENSATION

#### *Designated sites*

4.3 No direct impacts are envisaged on statutory or non-statutory designated sites due to the distance of the site from any designated site.

#### *Habitats*

4.4 The site consisted entirely of buildings and hardstanding, with no other habitats present on site. Working under the principle of ‘net-gain’ as supported by planning policy, the site should be enhanced through soft landscaping proposals including biodiverse green roofs and planting schemes of recognised value to wildlife.

#### *Environmental best practice*

4.5 Best environmental practice measures which should be implemented include adherence to best construction practice including CIRIA (Connolly and Charles, 2005).

#### *Breeding birds*

4.6 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

4.7 Where the proposed works require the removal of the building or parts of the building on site with potential to support breeding birds, this should be carried out between September and February inclusive, to avoid any potential offences relating to breeding birds during their main bird breeding season (Newton *et al.*, 2011). Feral pigeons breed throughout the year, and so due care should be taken to ensure this species is not nesting before clearance works take place at any time of year.

- 4.8 If site clearance during the breeding season is unavoidable, then potential nesting habitat must be inspected by a suitably qualified ecologist within 48 hours of the start of clearance to identify any active birds' nests. Should they be present, the nest and a suitable buffer of habitat around it must be retained until an ecologist has confirmed that the young have left the nest. If any nesting birds, including feral pigeon, are found at any time during clearance works, works within the immediate surroundings of the nest must stop immediately and an ecologist consulted.

#### *Other protected species*

- 4.9 Works must stop immediately, and advice sought from a suitably qualified ecologist in the unlikely event that any protected species are found during site clearance or construction.

### **OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT**

- 4.10 Planning policy at the national and local level and strategic biodiversity partnerships encourage inclusion of ecological enhancements in development projects. Ecological enhancements can also contribute to green infrastructure and ecosystem services such as storm water attenuation and reducing the urban heat island effect. The following measures would be suitable for integration into the site's design.

#### *Biodiverse/biosolar roof*

- 4.11 At the time of writing, the client was exploring the potential for areas of biodiverse/biosolar roof to be incorporated into the design of the building. To demonstrate the highest feasible and viable sustainability standards in line with London Plan Policies (GLA, 2019) it is recommended that a specification for areas of biodiverse/biosolar roof be drawn up by a company with a proven track record in delivering these features in London. Any biodiverse green roof should support at least 25 plant species of value to wildlife.
- 4.12 A biodiverse green roof provides additional benefits such as protecting and prolonging the life of the roof membrane, reducing building energy use by insulating the building in winter and keeping it cooler in summer, providing a SuDS function by reducing storm water run-off from the roof during the summer months, reducing the urban heat island effect and local air/noise pollution. Combining a biodiverse roof with PV panels (biosolar roof) would also provide further benefits, such as the cooling effect the vegetation has on the PV cells, increasing their productivity in hot weather, as well as resulting in a more efficient use of roof space.

4.13 The green roof should follow UK standards (GRO, 2014) and include additional habitat features such as deadwood and varying substrate depths, habitat bricks, temporary pools and deadwood/log piles. This will provide good habitat for a range of insects and birds including black redstart, a species protected under Schedule 1 of the Wildlife & Countryside Act (1981) (as amended) and a London Biodiversity Action Plan (BAP) species.

#### *Wildlife planting*

4.14 Wildlife planting should be integral to the soft landscape plans for the development and should include native species and/or species of recognised wildlife value<sup>12</sup>. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds and mammals. Where possible larger shrubs/trees should be under-planted to create greater structure and cover for wildlife. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre.

4.15 Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants with local provenance and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

4.16 A prairie style of border planting is recommended for areas of planting beds. It is an informal planting style, rich in pollen for insects, and uses bold blocks of plants and colours, and allows grasses and flowers to self-seed and colonise. It can be used in small areas and is a low maintenance style of planting. Shade tolerant species that can be used in a prairie style planting include woodruff, bladderwort, Hebe species, lungwort and yellow archangel. Further information on prairie style planting is available from the Royal Horticultural Society<sup>13,14</sup>.

4.17 These measures will provide an enhancement of the site for birds and bats, contributing to Camden, London and UK habitat of principal importance objectives.

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<sup>12</sup> For example The Royal Horticultural Society (RHS) Perfect for Pollinators Scheme <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators> and the joint RHS/Wildlife Trust's Gardening With Wildlife In Mind Database <http://www.joyofplants.com/wildlife/home.php>

<sup>13</sup> <https://www.rhs.org.uk/advice/profile?pid=1025>

<sup>14</sup> <https://www.rhs.org.uk/gardens/partner-gardens/articles/prairie-style-at-home>

### *Green Wall*

- 4.18 If space is available, it is recommended that a green wall or trellis structure is created to provide vertical opportunities for wildlife and maximise greenery. Recommended species can be seen on the Wild West End website (Wild West End, 2017) such as hop, wild honeysuckle, jasmine, and common ivy. These species provide nectar for bumblebees and potential nest sites for house sparrow. Honeysuckle is a known plant favoured by the garden tiger moth, a London BAP species.

### *Sustainable Drainage System (SuDS)*

- 4.19 SuDS would be appropriate for this development and comprise a linked system of soft landscaping, green roofs, rain-water harvesting technologies including ponds, below ground drainage and porous surfacing which can be designed into a development to intercept and attenuate surface water and prevent flooding. SuDS would also increase biodiversity, for example by providing a series of habitats for wildlife to use, if appropriately planted.

### *Provision of bird nesting opportunities*

- 4.20 It is recommended that bird nesting opportunities are created on the site post-development, in close proximity to suitable areas of foraging habitat such as the biodiverse green roof. Bird boxes<sup>15</sup> suitable for declining species such as house sparrow and starling (London and Local BAP species and SPI) should be installed. The inclusion of woodcrete bird boxes (or equivalent) are recommended as they are available in a range of designs, are long lasting compared to wooden boxes and insulate occupants from extremes of temperature and condensation. House sparrow boxes should be located at least 3m off the ground, out of direct sunlight and artificial lighting, not obscured by dense vegetation, and away from areas of obvious disturbance (e.g. doorways). The boxes should be cleaned out yearly during the winter months (September-February) and old boxes should be replaced or repaired as necessary.
- 4.21 Another option is swift nest boxes, which are recognised by the RSPB as a good option because they are known to be used by a variety of bird species (including sparrows) as well as bats. Boxes should be positioned 5m above ground beneath eaves.

### *Provision of invertebrate nesting opportunities*

- 4.22 In addition to log piles/deadwood on the biodiverse green roof, bespoke invertebrate habitat could also be incorporated into the design on or in close proximity to newly

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<sup>15</sup> For example, the Schwegler 3S Starling Nest Box

created biodiverse roof areas. These can be attractively designed using recycled materials of local provenance that are appropriate to the habitats available within the survey area. A recommended supplier of bespoke wildlife habitat panels can be found here <http://greenroofshelters.co.uk/habitat-panels/>. These create an overwintering habitat for a variety of invertebrate species that can enhance existing populations and provide a food source for other species such as birds and bats.

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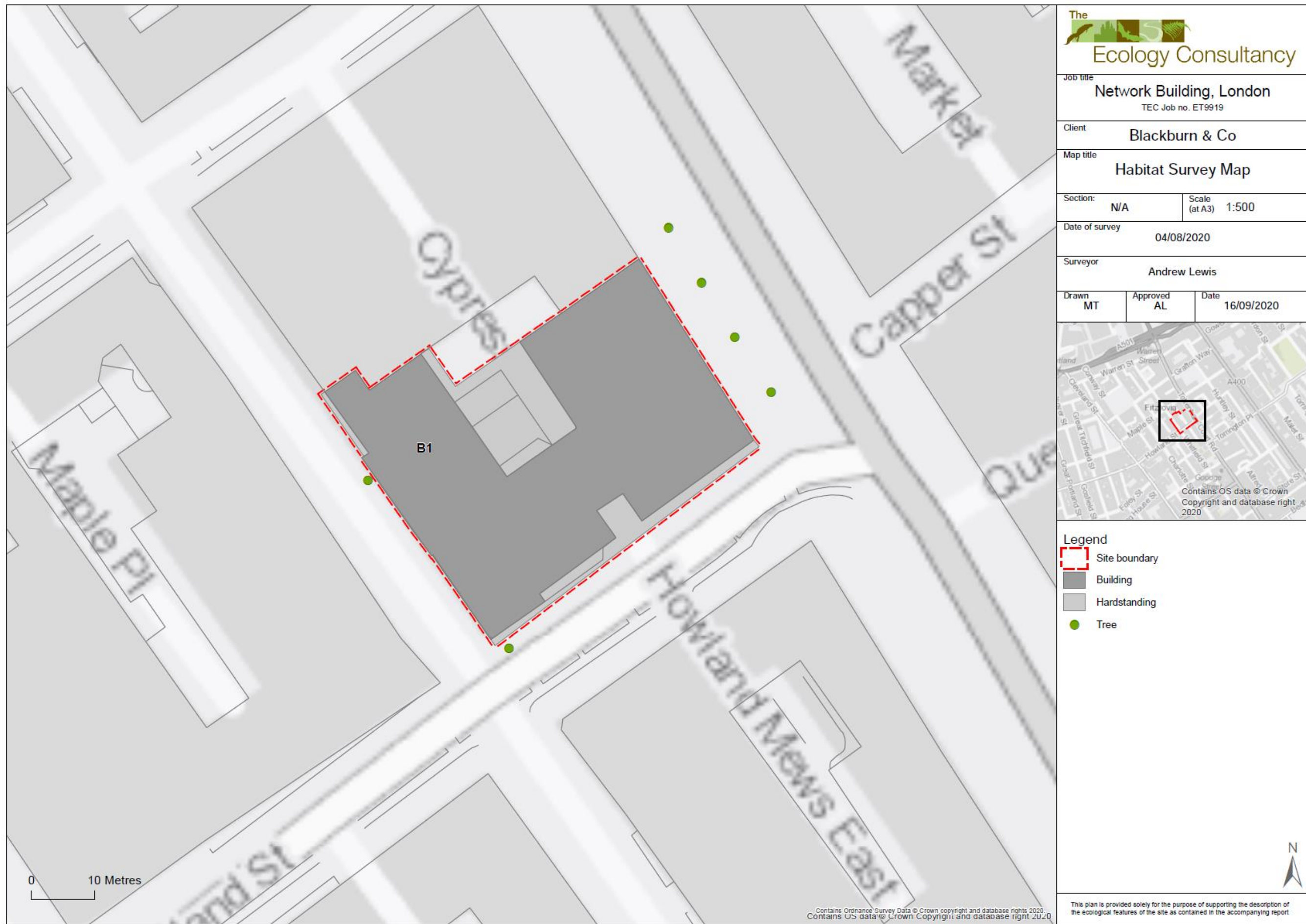
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## Appendix 1: Habitat Map

Figure 1: Habitat Survey Map



## Appendix 2: Photographs

**Photograph 1**  
Southern aspect of building B1  
showing main frontage.



**Photograph 2**  
Eastern aspect of B1 and  
adjacent mature trees viewed  
from across Tottenham Court Rd.



**Photograph 3**  
Western aspect of B1 viewed  
from Whitfield Street.



**Photograph 4**  
Northern aspect of B1 showing  
hardstanding courtyard and  
Cypress Place alleyway running  
underneath B1.



## Appendix 3: Legislation and Planning Policy



**Important notice:** This section contains details of legislation and planning policy applicable in Britain only (i.e. not including the Isle of Man, Northern Ireland, the Republic of Ireland or the Channel Islands) and is provided for general guidance only. While every effort has been made to ensure accuracy, this section should not be relied upon as a definitive statement of the law.

## **A NATIONAL LEGISLATION AFFORDED TO SPECIES**

The objective of the EC Habitats Directive<sup>16</sup> is to conserve the various species of plant and animal which are considered rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) is a key piece of national legislation which implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and implements the species protection obligations of Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Since the passing of the Wildlife & Countryside Act 1981, various amendments have been made, details of which can be found on [www.opsi.gov.uk](http://www.opsi.gov.uk). Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000).

Other legislative Acts affording protection to wildlife and their habitats include:

- Deer Act 1991;
- Countryside and Rights of Way (CRoW) Act 2000;
- Natural Environment & Rural Communities (NERC) Act 2006;
- Protection of Badgers Act 1992;
- Wild Mammals (Protection) Act 1996.

Species and species groups that are protected or otherwise regulated under the aforementioned domestic and European legislation, and that are most likely to be affected by development activities, include herpetofauna (amphibians and reptiles), badger, bats, birds,

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<sup>16</sup> Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora

dormouse, invasive plant species, otter, plants, red squirrel, water vole and white clawed crayfish.

Explanatory notes relating to species protected under The Conservation of Habitats and Species Regulations 2017 (which includes smooth snake, sand lizard, great crested newt and natterjack toad), all bat species, otter, dormouse and some plant species) are given below. **These should be read in conjunction with the relevant species sections that follow.**

- In the Directive, the term ‘deliberate’ is interpreted as being somewhat wider than intentional and may be thought of as including an element of recklessness.
- The Conservation of Habitats and Species Regulations 2010 (as amended) does not define the act of ‘migration’ and therefore, as a precaution, it is recommended that short distance movement of animals for e.g. foraging, breeding or dispersal purposes are also considered.
- In order to obtain a European Protected Species Mitigation (EPSM) licence, the application must demonstrate that it meets all of the following three ‘tests’: i) the action(s) are necessary for the purpose of preserving public health or safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequence of primary importance for the environment; ii) that there is no satisfactory alternative and iii) that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

## Birds

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the Wildlife and Countryside Act 1981 (as amended). Among other things, this makes it an offence to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy an egg of any wild bird;
- Sell, offer or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.

Certain species of bird, for example the barn owl, black redstart, hobby, bittern and kingfisher receive additional special protection under Schedule 1 of the Act and Annex 1 of the European



Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- Intentional or reckless disturbance of dependent young of such a bird.

#### *How is the legislation pertaining to birds liable to affect development works?*

To avoid contravention of the Wildlife and Countryside Act 1981 (as amended), works should be planned to avoid the possibility of killing or injuring any wild bird, or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird breeding season which typically runs from March to August<sup>17</sup>. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Those species of bird listed on Schedule 1 are additionally protected against disturbance during the breeding season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.

#### **Invasive Plant Species**

Certain species of plant, including Japanese knotweed *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum* and Himalayan balsam *Impatiens glandulifera* are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Such species are generally non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to plant or otherwise cause these species to grow in the wild.

#### *How is the legislation pertaining to invasive plants liable to affect development works?*

Although it is not an offence to have these plants on your land per se, it is an offence to cause these species to grow in the wild. Therefore, if they are present on site and development activities (for example movement of spoil, disposal of cut waste or vehicular movements) have the potential to cause the further spread of these species to new areas, it will be necessary

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<sup>17</sup> It should be noted that this is the main breeding period. Breeding activity may occur outwith this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

to ensure appropriate measures are in place to prevent this happening prior to the commencement of works.

### **Wild Mammals (Protection) Act 1996**

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to:

- Mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention, due care and attention should be taken when carrying out works (for example operations near burrows or nests) with the potential to affect any wild mammal in this way, regardless of whether they are legally protected through other conservation legislation or not.

## **B NATIONAL AND EUROPEAN LEGISLATION AFFORDED TO HABITATS**

### **Statutory Designations: National**

Nationally important areas of special scientific interest, by reason of their flora, fauna, or geological or physiographical features, are notified by the countryside agencies as statutory **Sites of Special Scientific Interest** (SSSIs) under the National Sites and Access to the Countryside Act 1949 and latterly the Wildlife & Countryside Act 1981 (as amended). As well as underpinning other national designations (such as **National Nature Reserves** which are declared by the countryside agencies under the same legislation), the system also provides statutory protection for terrestrial and coastal sites which are important within a European context (Natura 2000 network) and globally (such as Wetlands of International Importance). See subsequent sections for details of these designations. Improved provisions for the protection and management of SSSIs have been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).

The Wildlife & Countryside Act 1981 (as amended) also provides for the making of **Limestone Pavement Orders**, which prohibit the disturbance and removal of limestone from such designated areas, and the designation of **Marine Nature Reserves**, for which byelaws must be made to protect them.

### **Statutory Designations: International**

**Special Protection Areas** (SPAs), together with **Special Areas of Conservation** (SACs) form the **Natura 2000** network. The Government is obliged to identify and classify SPAs under the EC Birds Directive (Council Directive 2009/147/EC (formerly 79/409/EEC)) on the Conservation of Wild Birds). SPAs are areas of the most important habitat for rare (listed on Annex I of the Directive) and migratory birds within the European Union. Protection afforded SPAs in terrestrial areas and territorial marine waters out to 12 nautical miles (nm) is given by The Conservation of Habitats & Species Regulations 2010 (as amended). The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended) provide a mechanism for the designation and protection of SPAs in UK offshore waters (from 12-200 nm).

The Government is obliged to identify and designate SACs under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora). These are areas which have been identified as best representing the range and variety of habitats and (non-bird) species listed on Annexes I and II to the Directive within the European Union. SACs in terrestrial areas and territorial marine waters out to 12 nm are protected under The Conservation of Habitats & Species Regulations 2010 (as amended). The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended) provide a mechanism for the designation and protection of SACs in UK offshore waters (from 12-200 nm).

**Ramsar** sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. The Convention covers all aspects of wetland conservation and wise use, in particular recognizing wetlands as ecosystems that are globally important for biodiversity conservation. Wetlands can include areas of marsh, fen, peatland or water and may be natural or artificial, permanent or temporary. Wetlands may also incorporate riparian and coastal zones adjacent to the wetlands. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000. Policy statements have been issued by the Government in England and Wales highlighting the special status of Ramsar sites. This effectively extends the level of protection to that afforded to sites which have been designated under the EC Birds and Habitats Directives as part of the Natura 2000 network (e.g. SACs & SPAs).

### **Statutory Designations: Local**

Under the National Sites and Access to the Countryside Act 1949 **Local Nature Reserves** (LNRs) may be declared by local authorities after consultation with the relevant countryside agency. LNRs are declared for sites holding special wildlife or geological interest at a local level and are managed for nature conservation, and provide opportunities for research and education and enjoyment of nature.

### **Non-Statutory Designations**

Areas considered to be of local conservation interest may be designated by local authorities as a **Wildlife Site**, under a variety of names such as **County Wildlife Sites** (CWS), **Listed Wildlife Sites** (LWS), **Local Nature Conservation Sites** (LNCS), **Sites of Biological Importance** (SBIs), **Sites of Importance for Nature Conservation** (SINCs), or **Sites of Nature Conservation Importance** (SNCIs). The criteria for designation may vary between counties.

Together with the statutory designations, these are defined in local and structure plans under the Town and Country Planning system and are a material consideration when planning applications are being determined. The level of protection afforded to these sites through local planning policies and development frameworks may vary between counties.

**Regionally Important Geological and Geomorphological Sites** (RIGS) are the most important places for geology and geomorphology outside land holding statutory designations such as SSSIs. Locally-developed criteria are used to select these sites, according to their value for education, scientific study, historical significance or aesthetic qualities. As with local Wildlife Sites, RIGS are a material consideration when planning applications are being determined.

## **C NATIONAL PLANNING POLICY**

### **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) replaced Planning Policy Statement (PPS9) in April 2012 as the key national planning policy concerning nature conservation. The NPPF emphasises the need for suitable development. The Framework specifies the need for protection of designated sites and priority habitats and priority species. An emphasis is also made for the need for ecological networks via preservation, restoration and re-creation. The protection and recovery of priority species – that is those listed as UK Biodiversity Action Plan priority species – is also listed as a requirement of planning policy. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; there is appropriate mitigation or

compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

### **The Natural Environment and Rural Communities Act 2006 and The Biodiversity Duty**

The Natural Environment and Rural Communities (NERC) Act came into force on 1<sup>st</sup> October 2006. Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' They are referred to in this report as Species of Principal Importance and Habitats of Principal Importance. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

## **D REGIONAL PLANNING POLICY**

### **The London Plan (Intend to Publish version 2019)**

The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London in accordance with the Greater London Authority Act 1999 (as amended). Chapter 8 includes nine policies relating to the protection, enhancement, creation, promotion and management of biodiversity and green infrastructure in support of the London Environment Strategy (GLA, 2018). Four of these Green Infrastructure and Natural Environment policies (G1, G5, G6 & G7) are considered relevant to this assessment, as detailed below.

#### *Policy G1 Green infrastructure*

A 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.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

- 1) identify key green infrastructure assets, their function and their potential function
- 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

#### *Policy G5 Urban greening*

A 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.

B Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target 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).

C Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

#### *Policy G6 Biodiversity and access to nature*

A Sites of Importance for Nature Conservation (SINCs) should be protected.

B Boroughs, in developing Development Plans, should:

- 1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks

2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them

3) 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

4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context

5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

C Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:

1) avoid damaging the significant ecological features of the site

2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site

3) deliver off-site compensation of better biodiversity value.

D 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.

E Proposals which reduce deficiencies in access to nature should be considered positively

### *Policy G7 Trees and woodlands*

A 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 – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

### London's Environment Strategy (2018)

The London Environment Strategy set out an ambitious vision for improving London's environment for the benefit of all Londoners. This is the first strategy to bring together approaches to every aspect of London's environment, integrating the following areas:

- Air quality
- Green infrastructure
- Climate change mitigation and energy
- Waste
- Adapting to climate change
- Ambient noise
- Low carbon circular economy

The overall aim of the strategy is for London to be the world's greenest global city by making it greener, clearer and ready for the future. The London Environment Strategy combines multiple previous strategies including the Biodiversity Strategy (GLA, 2002).

### *Policy 5.2.1 Protect a core network of nature conservation sites and ensure a net gain in biodiversity*

*Proposal 5.2.1.a* The London Plan includes policies on the protection of Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geological Sites (RIGS)

*Proposal 5.2.1.b* The Mayor will develop a biodiversity net gain approach for London, and promote wildlife-friendly landscaping in new developments and regeneration projects



## **E LOCAL PLANNING POLICY**

The Camden Council Local Plan (2017) deals with matters of strategic importance for Camden and Kentish Town. Key chapters include Chapter 6 – Protecting Amenity, in particular Policy A3 for the protection, enhancement and management of biodiversity, and Chapter 8 – Sustainability and Climate change, in particular Policy CC2.

### *Policy A3: Protection, enhancement and management of biodiversity*

*The Council will protect and enhance sites of nature conservation and biodiversity. We will:*

- a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;*
- b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;*
- c. seek the protection of other features with nature conservation value, including gardens, wherever possible;*
- d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;*
- e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;*
- f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;*
- g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;*
- h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and*
- i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.*

### *Trees and vegetation*

*The Council will protect, and seek to secure additional, trees and vegetation.*

*We will:*

- j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;*

*k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;*

*l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;*

*m. expect developments to incorporate additional trees and vegetation wherever possible.*

### *Policy CC2: Adapting to Climate Change*

*The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as:*

*a. the protection of existing green spaces and promoting new appropriate green infrastructure;*

*b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;*

*c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and*

*d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.*

*Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.*

### *Sustainable design and construction measures*

*The Council will promote and measure sustainable design and construction by:*

*e. ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;*

*f. encourage new build residential development to use the Home Quality Mark and Passivhaus design standards;*

*g. encouraging conversions and extensions of 500 sqm of residential floorspace or above or five or more dwellings to achieve "excellent" in BREEAM domestic refurbishment; and*

*h. expecting non-domestic developments of 500 sqm of floorspace or above to achieve "excellent" in BREEAM assessments and encouraging zero carbon in new development from 2019.*

## F REGIONAL AND LOCAL BAPS

Many local authorities in the UK have also produced a local Biodiversity Action Plan (LBAP) at the County or District level. The Camden Biodiversity Action Plan (Camden, 2013) is based on the UK list of Species and Habitats of Principal Importance. It encourages the inclusion of biodiversity to help mitigate the effects of climate change through living roofs, landscaping schemes, gardens, tree planting and urban greening projects. Priority habitats and species of relevance to this report are:

- Green roofs
- Green corridors
- Public parks/ amenity grass
- Woodland
- Acid grassland
- Ponds and standing water
- Meadows
- Orchards
- Bats
- Hedgehog
- Butterflies
- Stag beetle
- Sparrows
- Swifts
- Slow worm



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