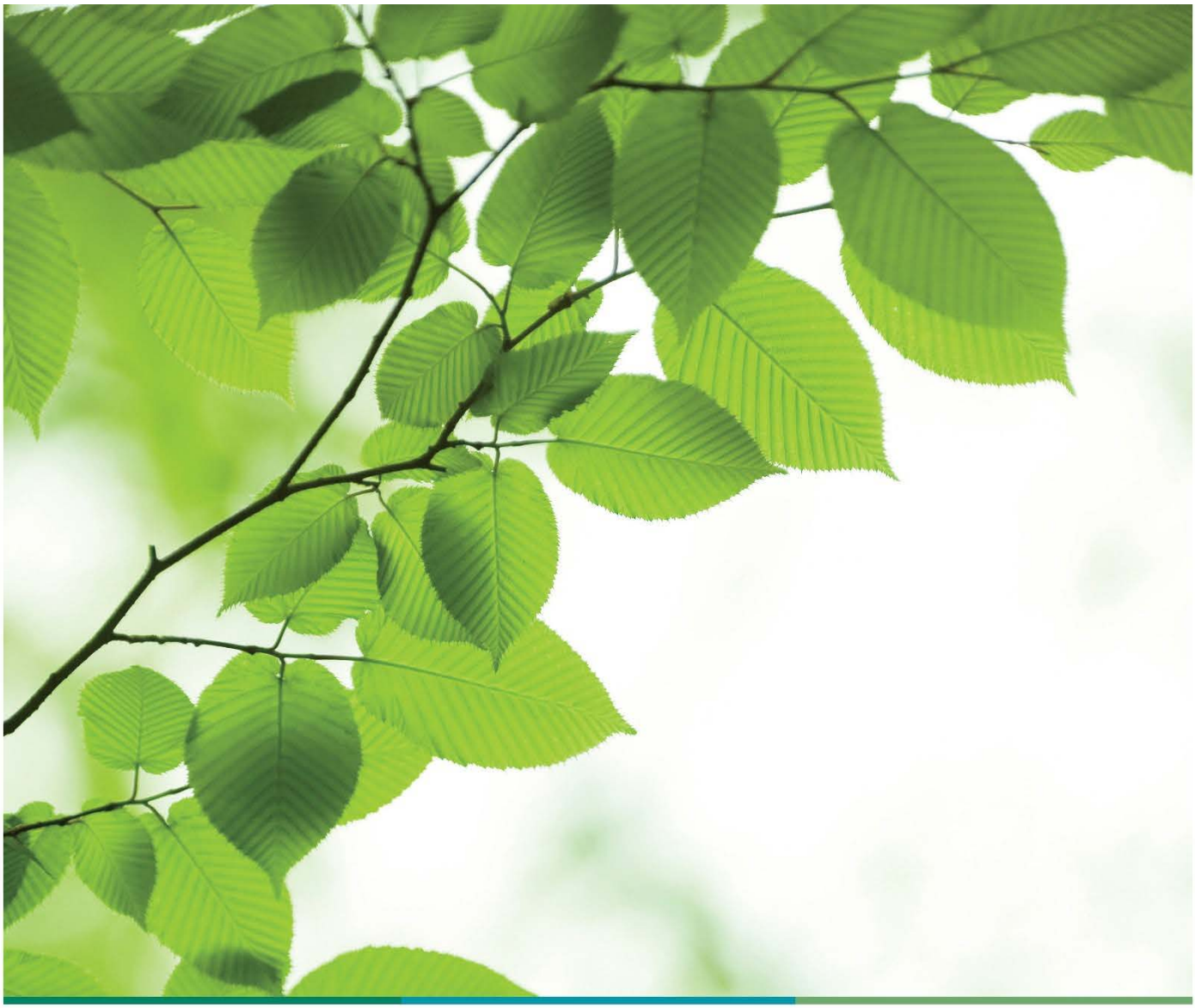


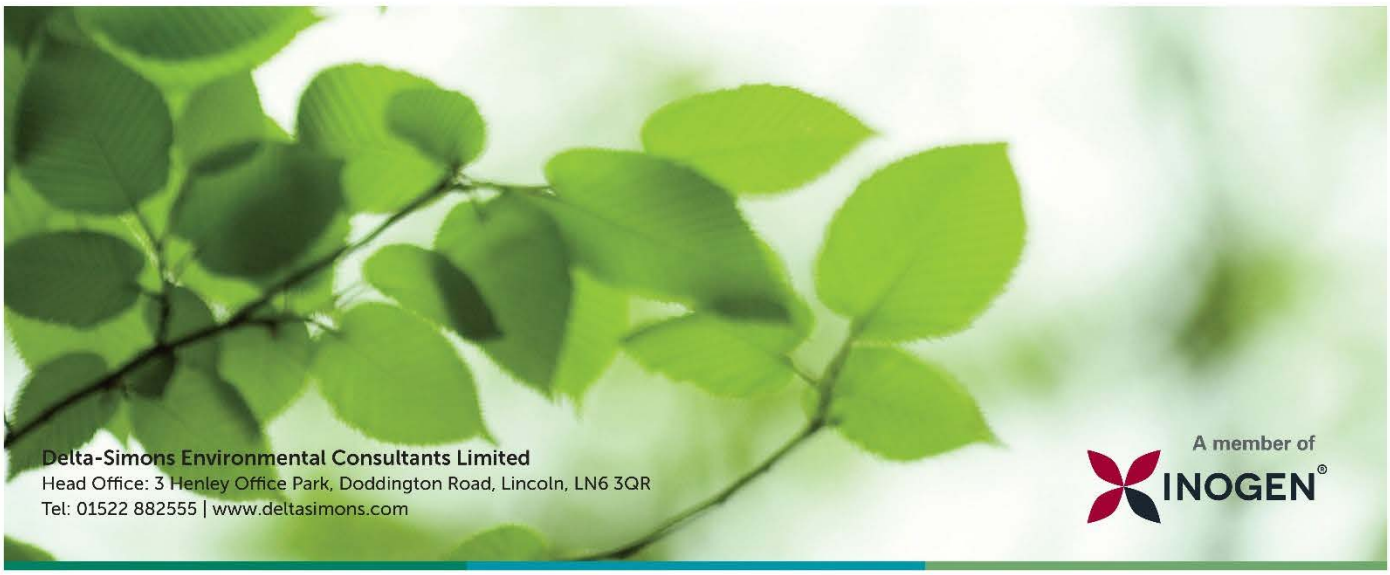
Bat Roost Potential Survey Report

3 – 6 Spring Place, Kentish Town

Presented to **SEGRO PLC**

Issued: December 2020

Delta-Simons Project No. 20-1101.01



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Report Details

Client	SEGRO PLC
Report Title	Bat Roost Potential Survey Report
Site Address	3 – 6 Spring Place, Kentish Town
Project No.	20-1101.01
Delta-Simons Contact	Jennifer Britt (Jennifer.britt@deltasimons.com)

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
3	Final	3rd December 2020				
				Kiran Johal Graduate Ecologist	**Jennifer Britt Principal Ecologist**	**Jennifer Britt Principal Ecologist**

About us

Delta-Simons is a trusted, multidisciplinary environmental consultancy, focused on delivering the best possible project outcomes for customers.

Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from ten locations - Lincoln, Birmingham, Bristol, Dublin, Leeds, London, Manchester, Newcastle, Norwich and Nottingham - we employ over 100 environmental professionals, bringing experience from across the private consultancy and public sector markets.

Delta-Simons is proud to be a founder member of the Inogen® Environmental Alliance, a global corporation providing multinational organisations with consistent, high quality and cost effective environmental, health, safety, energy and sustainability solutions. Inogen assists multinational clients by resolving liabilities from the past, addressing today's requirements and delivering solutions for the future. With more than 200 offices located on every continent, more than 6,430 staff worldwide, and projects completed in more than 120 countries, Inogen provides a single point of contact for diverse markets as Automotive, Chemical, Consumer Products & Retail, Financial, Food & Beverage, Healthcare, Insurance, Manufacturing, Non Profit Organisations, Oil & Gas, Real Estate, Services Firms, Technology and Transportation, among others.

Executive Summary

Scope of Works	Delta-Simons Environmental Consultants Ltd. was instructed by SEGRO PLC ('the Client') to undertake a Bat Roost Potential (BRP) survey of 3 – 6 Spring Place, Kentish Town, London ('the Site'). The survey was undertaken to inform the Client of any constraints, and associated requirements for avoidance, mitigation, and compensation measures, with regards to bats and to inform a planning application for the Site. Following a review of aerial photography and a subsequent Site visit, the survey focused on the potential for bats with any other ecologically pertinent information also recorded.
Current Site Status	The Site comprises a former motor vehicle garage with office space in the upper levels. The building is constructed beneath, and adjacent to, the District Light Railway line, which passes through the centre of the Site.
Proposed Development	It is understood that the Site is proposed for a change of use from Class B2 to achieve flexible Class B1c, B2 and B8. This will include internal and external alterations.
Results:	The Site was assessed to have negligible potential for roosting bats, with a lack of suitable structural features and climatic conditions and limited foraging and connective habitat within the immediate surrounding area. There are no further recommendations with regards to bats at the Site. Whilst no signs of nesting bird activity were identified at the time of the survey, there is the potential for species such as feral pigeons *Columba livia domestica* to utilise the roof space and building interior if they are able to access it.
Recommendations	The detailed recommendations set out within the Report are summarised below: **Nesting Birds** ▲ Commencement of works, should be undertaken either before early March or after late August in order to avoid the main bird nesting season, and works undertaken to remove the risk of conflict with the development by sealing access to any suitable nesting opportunities, outside of the breeding period in advance of any proposed works; and ▲ If, however, works are deemed necessary during the nesting period the building should first be checked for the presence of birds and if necessary an experienced ecologist should undertake an inspection immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works. **Post Development Enhancements** ▲ It is understood the proposed redevelopment will include both internal and external living walls. It is, therefore, recommended that the external living walls include a variety of nectar rich species which are native or those of known value to wildlife in order to enhance the Site and the identified green corridor (missing link) in accordance with Policies A2 and A3.
This Bat Roost Potential Survey Executive Summary is intended as a summary of the assessment of the Site based on information received by Delta-Simons at the time of production. This Executive Summary should be read in conjunction with the full report.	

Table of Contents

Tables

Figures

Appendices

1.0 Introduction

1.1 Purpose and Scope of the Survey

Delta-Simons Environmental Consultants Ltd was instructed by SEGRO PLC ('the Client') to undertake a Bat Roost Potential (BRP) Survey of 3 – 6 Spring Place, Kentish Town, London ('the Site'). The Site location is shown in Figure 1. The survey was undertaken to inform the Client of any constraints and associated requirements for avoidance, mitigation and compensation measures with regards to bats and to inform a planning application for a change of use with both internal and external alterations to the building at the Site. Following a review of aerial photography and a subsequent Site visit, the ecological value of the Site was considered to be low, comprising a single building. As such the surveys focused on the potential for bats with any other ecologically pertinent information also recorded.

The aim of the BRP survey was to:

- Determine the suitability of the Site for roosting bats and search for evidence of bat activity;
- Assess the results of the surveys and determine the potential impact of the proposed development works on any bats that might use the Site; and
- Provide recommendations for mitigation, working methodologies, further surveys, depending on the survey results.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference TQ 28567 85007, to the north of Kentish Town in London. The Site covers an area of 0.2 hectares (ha) and comprises a former motor vehicle garage with office space in the upper levels. The building is constructed beneath and adjacent to the Overground Line which runs through the centre of the Site, north to south. The Site is surrounded by residential and commercial properties on all aspects. Spring Place defines north-eastern boundary.

The Site Layout is shown in Figure 2.

1.3 Proposed Development

It is understood that the Site is proposed for a change of use from Class B2 to achieve flexible Class B1c, B2 and B8. This will include internal and external alterations.

2.0 Legislation and Policy

Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species.

Bats

All bats are protected under Section 9(4)(b) and (c) of the Wildlife and Countryside Act (WCA) 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017.

It is an offence to destroy or damage a breeding site or resting place of a bat, to intentionally or recklessly obstruct access to any place of shelter or protection for bats, to deliberately disturb bat species, to intentionally or recklessly disturb a bat whilst in its place of shelter or protection, or deliberately capture, injure or kill a bat. It should be noted that a breeding site or resting place of a bat is protected whether or not bats are present, as long as it is likely that they will return, and any activity or works damaging or destroying such a breeding site or resting place are likely to require a Natural England European Protected Species Licence (EPSL).

Nesting Birds

All wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). Subsection 1(1) makes it an offence to intentionally kill, injure, or take any wild bird; take, damage or destroy the nest of any such bird whilst it is in use or being built; or take or destroy an egg of any such wild bird. It is, furthermore, an offence to either intentionally, or recklessly, disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The law covers all species of wild birds including common, pest or opportunistic species.

Planning

As referenced in the National Planning Policy Framework (NPPF, 2019), the Office of the Deputy Prime Minister Circular (2005) advises that ecological surveys are undertaken before planning permission is determined. The circular states "*The need to ensure that ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances*" (see References, Appendix A).

The NPPF also states "*Planning policies and decisions should contribute to and enhance the local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures…*"

3.0 Methodology

This BRP survey has been undertaken to the following current guidance: Collins ed. (2016) Bat Surveys for Professional Ecologists Good Practice Guidelines, English Nature (2004) Bat Mitigation Guidelines, and BS 42020: 2013 Biodiversity. Code of Practice for Planning and Development.

3.1 Desk Search

In July 2020, available records of bats were collated from the London Bat Group (LBG), within a 2 km radius of the Site centre. In addition, a search for statutory sites designated for bats, and for granted EPSL for bats, within a 2 km radius of the Site centre was performed using the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

3.2 Preliminary Habitat Assessment

An assessment of the habitats on-Site and immediately beyond the Site boundary was undertaken, on 17th July 2020, to identify potential commuting and foraging corridors, and suitable foraging sites. This enabled the suitability of the Site for bats to be determined within the context of the local area (see Appendix B).

3.3 Preliminary Roost Assessment

An assessment of BRP of the building on-Site was completed. The survey methodology enabled the categorisation of the building in relation to its value for bats (see Appendix B).

The exterior of the building on the Site was visually assessed for potential bat access points and evidence of bat activity, using binoculars and a high-powered torch, where necessary. Features, such as small gaps/ crevices beneath eaves, along the ridges or within the brick work; lifted or missing roofing materials; or gaps around doorways and broken windows which had potential as bat access points into the building were sought. Evidence that these potential access points were actively used by bats typically would include staining within gaps and/ or bat droppings or urine staining under gaps and/ or on walls. These signs were recorded wherever they were present. The presence of cobwebs and general detritus within the features were also recorded as these indicate that potential access points were likely to be inactive.

The interior of all accessible parts of the building was assessed for evidence of bat activity, or potential roost features. Evidence, including droppings and urine staining, was sought beneath features that bats may use for roosting and/ or as an access point. Features included gaps within mortise joints, above beams and lintels and gaps within walls. The presence of a bat roost is typically indicated by the presence of live/ dead bats, a concentration of, or scattered bat droppings, food remains, for example moth wings, scratch marks, fur, or urine stains. A torch, bat detector and binoculars were used as required during the internal surveys.

3.4 Other Ecological Constraints

Whilst bat species were considered the most likely potential ecological constraint to the proposed redevelopment, any other pertinent ecological information was also recorded.

3.5 Limitations to the Survey

Several of the rooms within the building had a significant damp atmosphere and were not thoroughly inspected due to health and safety concerns, these were surveyed from the doorways with a powerful torch. In addition, a hatch present in the northern aspect of the building beneath the Overground Line, had been nailed shut and could not be accessed. These limitations are not considered to affect the results or conclusions of the survey given the overall assessment of suitability.

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least 18 months pass by, or conditions on-Site change prior to the commencement of works, it is recommended that an update survey is undertaken.

3.6 Details of Surveyors

The BRP survey was led by Kiran Johal (Natural England Bat Licence number: 2019-43854-CLS-CLS).

4.0 Results

4.1 Desk Study

The results of the MAGIC data search indicate that there are no international statutory sites specifically designated for or known to support bats within 6 km of the Site centre. No national statutory sites within 2 km of the Site centre are designated specifically for bats, however, Camley Street Nature Park Local Nature Reserve (LNR) located 1.9 km south-east of the Site boundary does provide suitable bat habitat.

The LBG desk search contained 101 recent records of thirteen bat species, of these two were records of hibernation sites and eleven were records of roosts. A summary of the closest and most recent records for each species is provided in Table 1, below.

Table 1 – Summary of Data Search Bat Records

Species	Type of record	Date	Distance/direction from nearest Site boundary
Serotine *Eptesicus serotinus*	Field Record	2012	2 km north
Myotid bat *Myotis* sp.	Hibernation	2014	2 km north
Daubenton's bat *Myotis daubentonii*	Field Record	2017	1.9 km north-west
Natterers bat *Myotis nattereri*	Field Record	2012	2 km north
Nyctalus species *Nyctalus* sp	Field Record	2010	1.8 km south-west
Leislers bat *Nyctalus leisleri*	Field Record	2012	2 km north
Leislers bat	Field Record	2011	1.6 km south-east
Noctule *Nyctalus noctula*	Field Record	2018	No exact location provided
Noctule *Nyctalus noctula*	Field Record	2012	540 north-east
Pipistrelle bat *Pipistrellus* sp.	Field Record	2018	No exact location provided
Pipistrelle bat	Field Record	2012	2km south
Pipistrelle bat	Roost	2013	1.7 km south-west
Pipistrelle bat	Roost	2014	1.9 km north
Nathusius pipistrelle *Pipistrellus nathusii*	Field record	2017	2 km north-west
Nathusius pipistrelle	Field record	2012	1.2 south-east
Common pipistrelle *Pipistrellus*	Roost	2010	1.2 north-west
Common pipistrelle	Roost	2010	1.7 north
Common pipistrelle	Field record	2012	520 m north-east
Common pipistrelle	Field record	2018	No exact location provided

Soprano pipistrelle *Pipistrellus pygmaeus*	Roost	2015	1.9 km north
Soprano pipistrelle	Roost	2015	2 km north
Soprano pipistrelle	Field record	2018	No exact location provided
Soprano pipistrelle	Field record	2012	1.3 km south-east
Long-eared bat *Plecotus* sp,	Hibernation	2013	2 km north
Brown long-eared *Plecotus auritus*	Field record	2011	550 north-west
Brown long-eared	Field record	2012	2 km north

A review of the MAGIC website on 27th July 2020 revealed one granted EPSL for bats within a 2 km radius of the centre of the Site. Available details of the licence are shown in Table 2.

Table 2 – Granted EPSL within a 2 km radius of the centre of the Site

Distance from the Site	EPSL Case Reference	Species	Damage to Breeding Site	Damage to Resting Place	Destruction of Breeding Site	Destruction of Resting Place
1.7 km south-west	EPSM2012-4961	Common pipistrelle and Soprano pipistrelle	No	No	No	Yes

It is understood from the pre-application response received in May 2020, that the railway that runs through the Site is identified as a green corridor (missing link). As such ecological enhancements are sought in accordance with national and local planning policy.

4.2 Preliminary Habitat Assessment

The Site is located in a busy, well-lit urban area, providing limited suitable foraging and commuting habitats for bats. Overall, the Site was assessed as being of poor habitat suitability for foraging and commuting bats.

4.3 Bat Roost Potential Survey

The Site comprised a single building. Externally the building was brick-bult with a multiple hipped metal sheet roof (Appendix C - Photograph 1). The Overground Line spanned the centre of the building, north to south, with the associated section of building built into the railway arches. External lighting (Photograph 2) was present on the north-eastern aspect of the building, which bordered Spring Place, whilst much of the remaining boundaries adjoined neighbouring buildings, with the southern extent bordering Grafton Road.

Externally, no potential bat roost features were identified. There were superficial cracks in the brickwork on north-eastern aspect of the building (Photograph 3) as well as superficial damage to the bricks themselves, but overall, the brickwork was intact and well-sealed. The building featured gaps around one of the roller doors (Photograph 4) which may allow access into the internal areas for bats or birds. There was also a crack in the brickwork surrounding another of the doors, but the crack did not appear to lead to a suitable crevice. An airbrick was present on the eastern aspect of the building, but it was considered unlikely that it would be used by bats.

Whilst the roof could not be seen externally, during the internal inspection it was viewed from below through holes in the internal ceilings (Photograph 5). It appeared to be constructed of metal sheeting with plastic panel sky lights. An overlapping piece of sheeting could be seen at the ridge (Photograph 6), but it was considered unlikely to provide suitable climatic conditions for roosting bats.

Internally the brickwork was intact and well-sealed. Holes were present within the internal plasterboard walls, however these were attributed to rat *Rattus norvegicus* activity, and rat droppings were present throughout the lower floor of the building. The upper levels of the building were previously used as office space, the walls were all intact and well-sealed with no holes or crevices that could be utilised by bats (Photograph 8).

The building was light internally due to the presence of holes in the ceiling allowing light from the skylights to reach the lower floors, reducing its suitability for bats. The building was damp internally.

In the north-western building elevation was a void leading under the railway line. The brickwork in the railway's arches appeared to be intact with no holes or crevices that could be utilised by bats (Photograph 7), there was a small door leading to another area beneath the line. This was nailed shut and could not be accessed at the time of the survey, however, no potential bat access points were identified. The vibration and noise from the railway line are considered to deter roosting bats from these areas.

4.4 Other Ecological Constraints

No signs of nesting birds were observed at the time of survey, however, there is the potential for species such as feral pigeons *Columba livia domestica* to utilise the roof space and building interior if they are able to access it.

5.0 Conclusions

5.1 Roosting Bats

The Site was considered to have negligible potential for roosting bats since it lacked suitable structural features and climatic conditions. Furthermore, the building was subject to regular disturbance due to noise and vibration from the Overground Line which ran over the top of the Site, such that it is considered bats would be discouraged from using the building.

The Site featured external lighting on its north-eastern aspect and street lighting was present along Spring Place. Small areas of green space were present to the west of the Site surrounding residential properties, and immature trees were present along Spring Place, however, overall foraging opportunities and commuting corridors within the local area were limited and of poor quality.

5.2 Other Ecological Constraints

Whilst no evidence of nesting birds was observed at the time of the survey, it is considered that if species such as feral pigeons are able to access the building they may use the roof space and building interior for nesting purposes, such that precautionary mitigation is proposed.

5.3 Green Corridor/Biodiversity Net Gain

It is understood the proposals include the provision of both internal and external living walls, which will provide biodiversity enhancements at the Site and a ‘stepping stone’ habitat within the green corridor (missing link), providing important habitat creation to fauna located north and south of the railway line. This is in accordance with Local Policies A2 and A3 which aim to protect and enhance green infrastructure and achieve an overall net gain for biodiversity. Given that the Site currently supports no vegetative habitats, the addition of the living walls, specifically that on the external elevations, will enhance the Site and provide a clear net gain in biodiversity appropriate to the Site and the surrounding landscape

6.0 Recommendations

Nesting Birds

- Commencement of works, should be undertaken either before early March or after late August in order to avoid the main bird nesting season, and works undertaken to remove the risk of conflict with the development by sealing access to any suitable nesting opportunities, outside of the breeding period in advance of any proposed works; and
- If, however, works are deemed necessary during the nesting period the building should first be checked for the presence of birds and if necessary an experienced ecologist should undertake an inspection immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

Post Development Enhancements

Following the issue of the revised NPPF (2019), by the Ministry of Housing, Communities and Local Government, *"Planning policies and decisions should contribute to and enhance the local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures…".* It is understood the proposed redevelopment will include both internal and external living walls. It is, therefore, recommended that the external living walls include a variety of nectar rich species which are native or those of known value to wildlife in order to enhance the Site and the identified green corridor (missing link) in accordance with Local Policies A2 and A3

7.0 Limitations

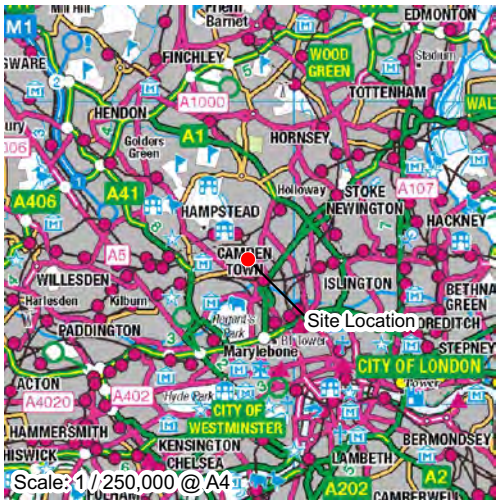
The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 4 of this Report, exercising the duty of care required of an experienced Ecology Consultant.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

No part of the survey included an assessment of the materials and conditions of the building. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 – Site Location Map



LEGEND

Site Boundary

N

0 250 m

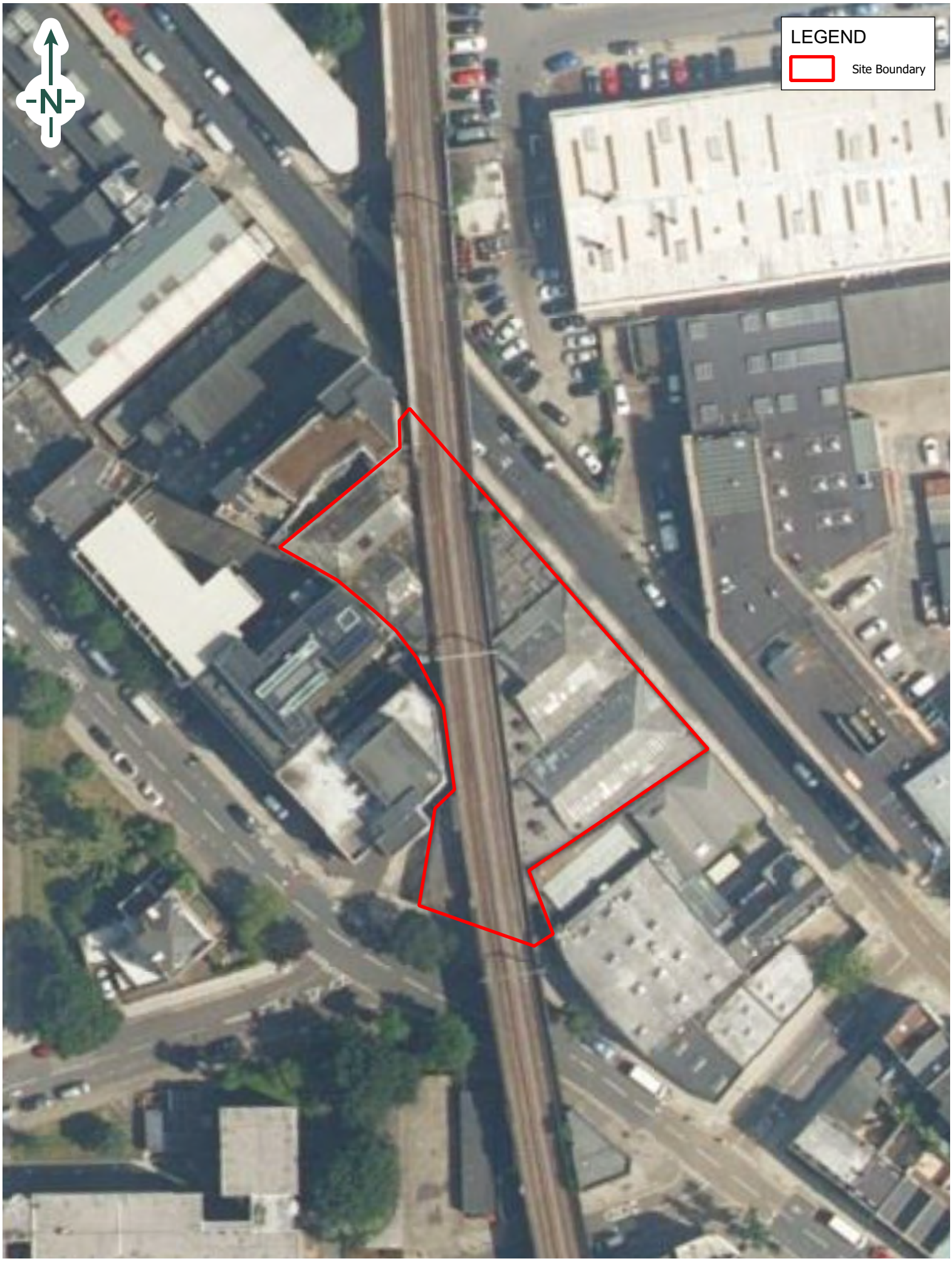
Scale: 1:5000 @ A4

deltasimons
Environment - Health & Safety - Sustainability

TITLE:
Site Location Map
3--6 Spring Place
Kentish Town

DRAWN BY:	SCALE (@A4):	PROJECT NO:
KJ	1:5000	20-1101.01
CHECKED BY:	REVISION:	FIGURE NO:
JB	0	1
DATE:		
15 August 2020		

Figure 2 – Site Layout Plan



Bing Maps

deltasimons
Environment - Health & Safety - Sustainability

TITLE:
Site Layout Plan
3-6 Spring Place
Kentish Town

DRAWN BY: KJ	SCALE (@A4): 1:700	PROJECT NO: 20-1101.01	
CHECKED BY: JB	REVISION: -	FIGURE NO: 2	
DATE: 21 August 2020			

Appendix A – References

References

BS 42020:2013 Biodiversity. Code of Practice for Planning and Development

Collins, J. (ed.) (2016) *Bat surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition,* The Bat Conservation Trust, London.

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Wildlife and Countryside Act 1981 (as amended), HMSO.

Appendix B – Guidance on Assessing the Potential Suitability of Development Sites to Support Bats

Guidance on Assessing the Potential Suitability of Development Sites to Support Bats

(adapted from Collins, J. (ed) 2016).

Suitability	Description	
	Roosting	**Commuting and Foraging**
Negligible	An inspected structure or tree which is considered to have no features of importance for roosting bats. No further constraints apply to the method or timing of proposed works.	Negligible habitat features on-Site to support commuting or foraging bats
Low	A structure with at least one or more features suitable to support opportunistic individual bats. However, inadequate space, shelter, protection and conditions, and the low suitability of surrounding habitats means that it is unlikely to be used as a maternity or hibernation roost site. A tree of adequate age and stature to support potential roosting features, however, either no features, or only features of limited potential recorded from the ground.	Habitat with potential to support low numbers of commuting bats due to its quality and connectivity. For example, a gappy hedgerow or unvegetated stream that is isolated from the surrounding landscape. Alternatively, suitable but isolated habitats suitable to support low numbers of foraging bats such as a lone tree or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that are of adequate size, shelter and protection, with suitable conditions and surrounding habitat to support a bat roost not of high conservation status (with respect to roost type not individual species conservation status).	Linear habitat continuity connecting to the wider landscape offering potential to support commuting bats, such as rows of trees and scrub or linked back gardens. Habitat such as trees, scrub, grassland or a waterbody with connectivity to the wider landscape offering foraging opportunities for bats.
High	A structure or tree with one or more potential roost sites that are suitable for use by large numbers of bats on a regular basis and for long periods of time due to their size, shelter, protection, conditions and the surrounding habitat.	Continuous high-quality habitat with strong connectivity to the wider landscape that is likely to be used by commuting bats on a regular basis, such as flowing waterbodies, hedgerows, rows of trees and woodland edges. High quality habitat with strong connectivity to the wider landscape that is likely to be regularly used by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to, and connected to, known roost sites

Appendix C – Site Photographs

Site Photographs

Photograph 1 – External view of B1

Photograph 2 – Lighting on north-eastern aspect of B1

Photograph 3 – Superficial cracks in brickwork

Photograph 4 – Gaps under roller door

Photograph 5 – Holes in ceiling showing skylight and roof structure

Photograph 6 – Holes in ceiling showing overlapping metal sheeting

Photograph 7 – Intact brickwork in railway arches

Photograph 8 – Office area with intact plastered walls