



Preliminary Ecological Assessment

179-181 High St, Hampton Hill, Hampton, Greater London TW12 1NL

25/04/2016

Status	Version/Issue	Name of Author/Reviewer	Date
Draft	1/0	Craig Williams MSc GradCIEEM MRSB	22/04/2016
Reviewed	2/0	Julie Powell, Technical Lead of Ecology	25/04/2016
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Guidelines

This assessment has been designed to meet:

- Chartered Institute of Ecology and Environmental Management 'Guidelines for Preliminary Ecological Appraisal' (2013); and
- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, the low impact on ecological receptors identified through both the site survey and any search of local biological records, and the passive interface with the mitigation hierarchy, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application, or support the recommendation for further survey.

Limitations

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Site Details and Non-Technical Summary	
Site location	Address: 179-181 High St, Hampton Hill, Hampton, Greater London TW12 1NL Ordnance Survey Grid Reference: TQ14457123
Site area	Survey site of ~750m ²
Description of existing land use and habitat character (Map in appendix 1)	<p>The site consists of buildings along a high street and the associated gardens, which includes scattered trees and outbuildings.</p> <p>[A3] Scattered trees ➤ [A3.1] Broadleaf trees Scattered broadleaf trees are found around the garden of the site. Species include sycamore (<i>Acer pseudoplatanus</i>), hazel (<i>Corylus avellana</i>), holly (<i>Ilex aquifolium</i>) and bay laurel (<i>Laurus nobilis</i>). None of these are tall or possess any veteran features.</p> <p>[C.3.1] Tall ruderal herb Tall ruderal herbs are the dominant land use in the garden of the buildings. Comfrey (<i>Symphytum</i> spp), nettle (<i>Urtica dioica</i>), bramble (<i>Rubus fruticosus</i>) and cleavers (<i>Galium aparine</i>) are common. Spanish bluebell (<i>Hyacinthoides hispanica</i>) is also found.</p> <p>[J1.5] Garden The 'garden' habitat has been taken from the Wales phase 1 code, to describe any complicated mosaics of flowerbeds, ornamental shrubs, vegetable patches, ornamental hedges etc. that do not fall neatly within the P1 code for England. Therefore, greater spatial variation exists within these than may appear on the survey map in appendix I.</p> <p>[J2.4] Fences + [J2.5] Walls A dilapidated close board timber fence runs along the western boundary of the garden. Small timber fences are found between outbuildings. Brick walls are elsewhere around the site boundary.</p> <p>[J3.6] Buildings There are five structures on the survey site. These are designated as B1, B2, B3, B4 and B5.</p>

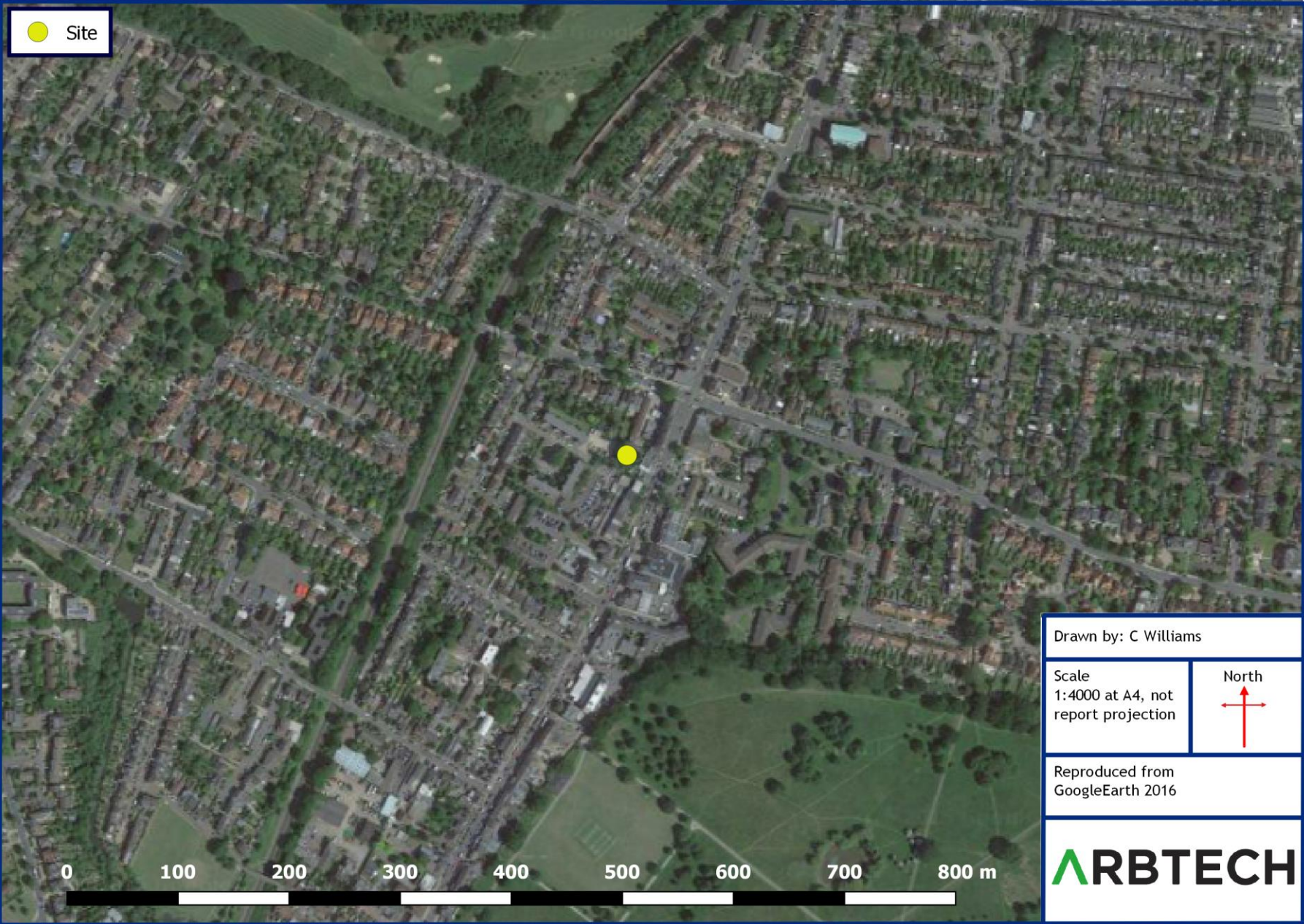
	<ul style="list-style-type: none"> ➤ B1 is a conjoined, brick built, two storey structure. It has shop fronts on the eastern side, where it fronts the high street. It has two hipped roofs of slate tiles. These are of a good condition without gaps. There are also flat roofed areas, a roof dormer window, timber and plastic cladding without gaps, singles storey porch sections and an elongated workshop with a sloped roof of corrugated asbestos. The brickwork around the building is intact without cracks, and it is rendered elsewhere. ➤ B2 is a timber framed shack with imitation brick wall sheets. The shallowly pitched, gabled roof is formed of bituminous corrugated roofing sheets, as well as plastic. ➤ B3 is a small shack, with a corrugated asbestos roof. ➤ B4 is a timber summerhouse. ➤ B5 is a small metal storage box. <p>Appendix 1 (<i>the current site conditions</i>) contains a Phase 1 habitat map. A landscape map can be seen in figure 1. Photographs can be seen in figure 2.</p>
Description of proposed development (Plans in appendix 2)	<p>The currently proposed development will:</p> <p><i>[Retain] the existing buildings at first and second floor level, while demolishing and extending the building on the ground and upper floors.</i></p> <p>No planning application for this with the London Borough of Richmond upon Thames exists at the time of writing.</p> <p>Appendix 2 (<i>the proposed development</i>) contains a site plan, which has been used to inform the conclusions and recommendations of this report.</p>
Client	Smartrose Estates
Ecological surveyor	Craig Williams MSc GradCIEEM MRSB

	Licence number [Bats] (2015-11169-CLS-CLS) Licence number [Great Crested Newts] (2015-16682-CLS-CLS) Licence number [Barn Owls] (CL29/00097)
Date of survey	22 nd April 2016
Access and works areas	Along existing road network, car parks and footpaths.
Designated sites	None within site boundary. The nearest statutory site is ~160m to the south-east.

Designated Site Name	Distance from Site (approx.)	Reasons for Notification and integral value (from natural England)
Statutory Sites		
Bush Park and Home Park SSSI	~600m east on far side of M25	<p><u>Site of special scientific interest</u></p> <p>Bushy Park and Home Park SSSI is of special interest for its nationally important saproxylic (dead and decaying wood associated) invertebrate assemblage, population of veteran trees and acid grassland communities. These features occur within and are supported by the wider habitat mosaic. The saproxylic invertebrates include those associated with heartwood decay, bark and sapwood decay and with fungal fruiting-bodies found within the veteran trees which are located throughout the site, notably in the large areas currently managed as wood pasture. Lowland dry acid grassland communities present include National Vegetation Classification (NVC) types U1 sheep's fescue <i>Festuca ovina</i>-common bent <i>Agrostis capillaris</i>-sheep's sorrel <i>Rumex acetosella</i> grassland and U4 sheep's fescue <i>Festuca ovina</i>-common bent <i>Agrostis capillaris</i>-heath bedstraw <i>Galium saxatile</i> grassland community which are found within the grassland mosaic of the site.</p>
Non-statutory Sites		

	None known	N/A	N/A													
Weather	Light breeze. 100% cloud. No rain.															
Summary of desk study data	<p>Biological records data will be obtained Greenspace information for Greater London (GIGL), and incorporated into this assessment and report when they arrive.</p> <p>Priority habitats/habitats of principle importance</p> <p>There are no priority habitats on site.</p> <p>Within 2km are areas of:</p> <table border="1"> <thead> <tr> <th>Priority habitat</th> <th>Closest distance from survey site</th> <th>Direction</th> </tr> </thead> <tbody> <tr> <td>Woodpasture and Parkland BAP Priority Habitat (England)</td> <td>~170m</td> <td>South-east</td> </tr> <tr> <td>Deciduous Woodland (England)</td> <td>~260m</td> <td>north-east</td> </tr> <tr> <td>Good quality semi-improved grassland (Non Priority) (England)</td> <td>~1250m</td> <td>South-east</td> </tr> </tbody> </table>				Priority habitat	Closest distance from survey site	Direction	Woodpasture and Parkland BAP Priority Habitat (England)	~170m	South-east	Deciduous Woodland (England)	~260m	north-east	Good quality semi-improved grassland (Non Priority) (England)	~1250m	South-east
Priority habitat	Closest distance from survey site	Direction														
Woodpasture and Parkland BAP Priority Habitat (England)	~170m	South-east														
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Non-technical summary of assessment	<p>The site exhibits no botanical habitats of integral value (botanical habitats and features comprise tall ruderal and scattered trees only). The trees have the potential to support breeding birds.</p> <p>The isolated patch of ruderal herbs does not represent good habitat for any terrestrial protected species, due to its short nature and its location within the urban area, surrounded by roads, houses and barriers to movement. There are no ponds on site or accessible close by (within 500m)</p> <p>The site also offers no roosting, foraging or commuting value to bats. None of the buildings or trees have suitable features.</p> <p>Generalist grassland invertebrates may use the site. However, the species composition is not likely to be of high ecology value in the context of the surrounding landscape.</p> <p>There are no other impacts on protected or notable habitats or species anticipated from the proposed development due to a lack of suitable habitat. Enhancements are recommended (see below).</p>															

Figure 1: Landscape map of area with site highlighted.



Assessment Methodology: the desk study and the site survey

Existing records relating to the site and a surrounding 2km radius (the study area) will be requested from the local biological records centre. Freely available information on *designated sites, habitats and species of Principal Importance* was also reviewed, including a search on *Magic.gov.uk*, and *OS OpenData* (2010). Information obtained from the desk study included, where available:

- Landscape structure;
- Habitats and species of Principal Importance (as listed on S41 of the Natural Environment and Rural Communities (NERC) Act 2006 (Habitats and Species of Principal Importance);
- Information on designated sites;
- Information on the surrounding area, including water bodies; and
- Reports of previous ecological assessments.

An extended Phase 1 habitat survey of the site (the survey area) was undertaken. The survey area comprised all land that will be impacted by the proposals. The methodology for the Phase 1 habitat survey was based on the best practice publication Phase 1 habitat survey methodology (JNCC, 2010). All land parcels were described and mapped according to JNCC Phase 1 habitat classification (Appendix 1). Where appropriate, target notes provide supplementary information on habitat conditions, features too small to map to scale, species composition, structure and management (Appendix 1).

During the survey, habitats were assessed for their suitability to support protected species and notable species assemblages, and field signs indicating their presence or absence recorded. The subsequent assessment took into consideration the findings of the desk study, the habitat conditions on site and in the context of the surrounding landscape, and the ecology of the species. The likelihood of occupancy (of protected species) is ranked; the habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

The ecological value of the survey area has been assessed based on the Guidelines for Ecological Impact Assessment (IEEM, 2006), and the Handbook of Biodiversity Methods: Survey, evaluation and monitoring (David Hill, 2005), using geographic frames of reference. The biodiversity value of any identified designated sites, habitat types and associated species/assemblages has been considered. Finally, the distribution and extent of invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were also noted throughout the survey area.

Refer to Appendix 3 for full evaluation methodology and survey limitations.

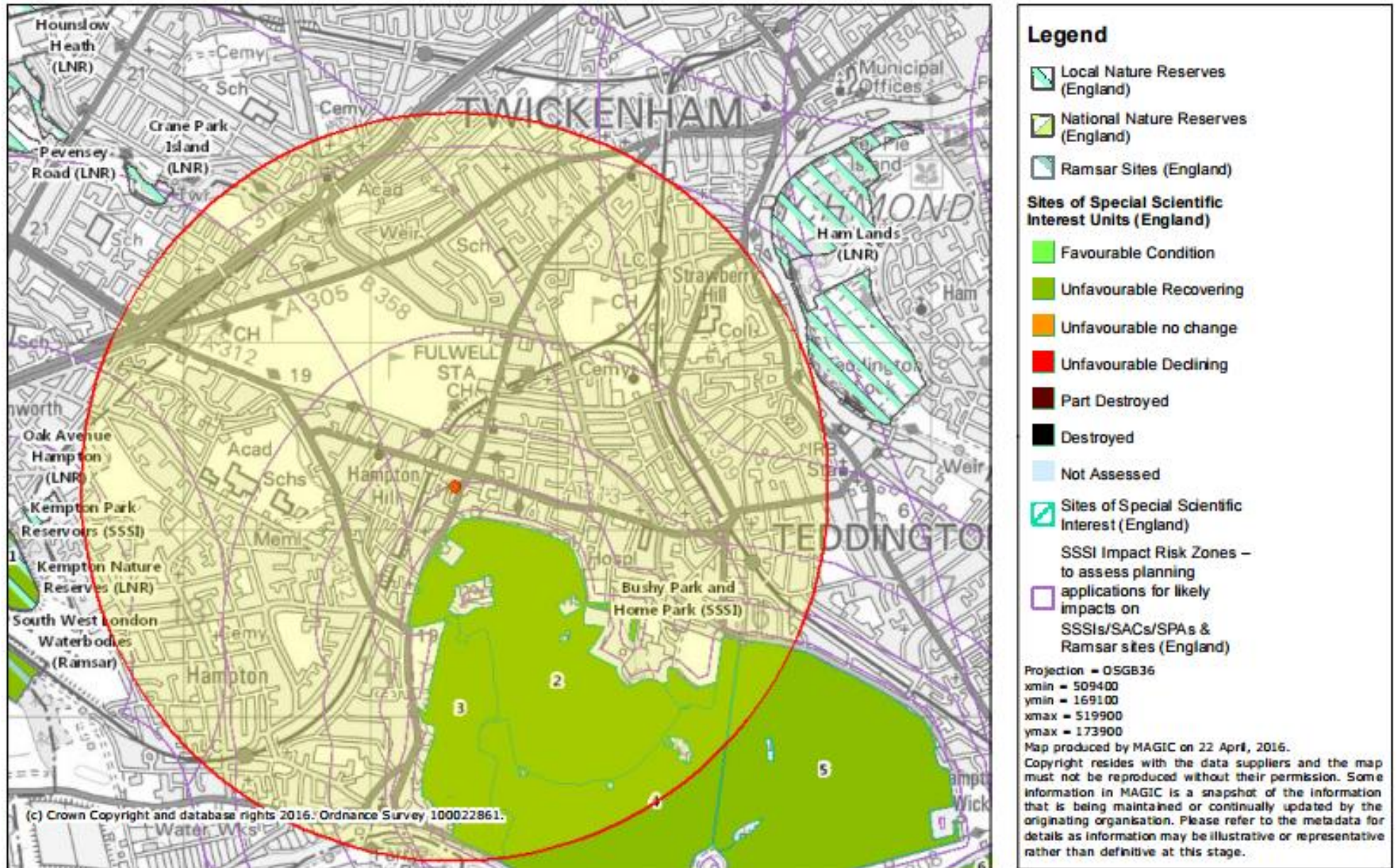
Figure 2: Site photo collage.



◆1: The eastern elevation of B1 ◆ 2: Looking east at the rear of B1. ◆3: Looking east towards the rear of B1) ◆ 4: looking south across the garden area.

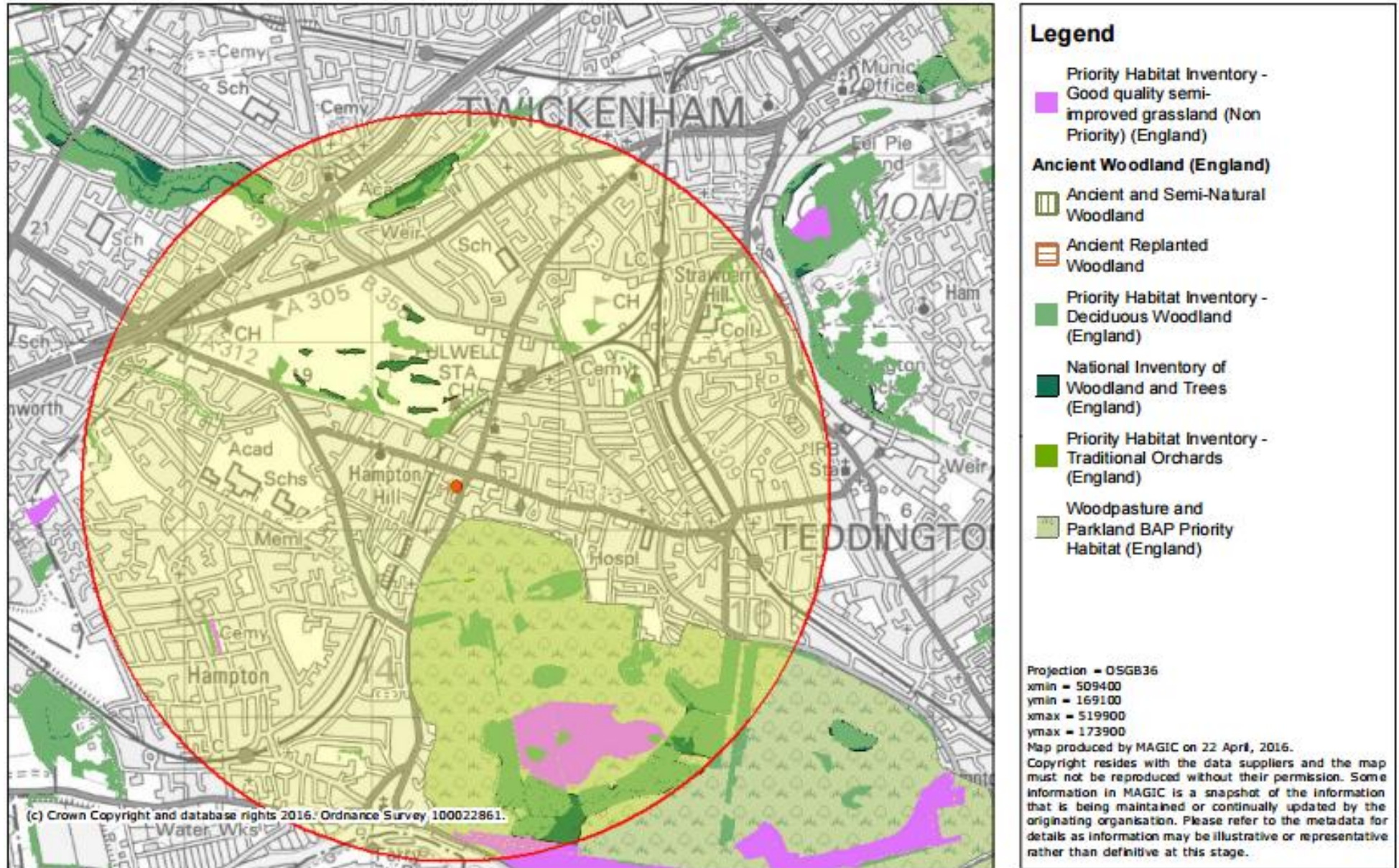
Designated Sites

Figure 3: Magic.gov.uk Map showing designated sites in the wider landscape (buffer showing 2km radius: magic.gov.uk)



Priority Habitats and Habitats of Principal Importance

Figure 4: Magic.gov.uk Map showing designated habitats in the wider landscape (buffer showing 2km radius: magic.gov.uk)



Impacts and the biodiversity mitigation hierarchy ¹	
Assessment of likely significant effects	Further surveys, avoidance, mitigation, and/or compensation
Designated sites	
The site itself is not subject to any designation, and there are none known close by. Therefore, no impacts are foreseen.	N/A
Notable habitats and species (e.g. ancient woodland)	
The tall ruderal herbs and scattered trees do not represent rare or otherwise notable botanical assemblages or habitat. There will be no impact on priority habitats in the wider landscape from the proposed development.	N/A
Protected species	
<p>Birds could nest in the trees and hedge on site. Any works which affects these could have an impact on nesting birds; active nests could be damaged or destroyed, and the development could result in permanent loss of a small amount of breeding and foraging habitat.</p> <p>No impacts are foreseen on any other ecological receptor. The buildings were not concluded to offer any bat roosting habitat.</p>	<p>Since all in-use bird's nests and their contents are protected from damage or destruction, any tree and shrub removal should be undertaken outside the period 1st March to 31st August.</p> <p>If this time frame cannot be avoided, a close inspection of trees and shrubs to be removed or affected should be undertaken prior to clearance. Work should not be carried out within 5.0m of any in-use nest.</p>
Invasive and non-native species (e.g. Japanese knotweed)	
No invasive species recorded on site.	N/A

¹ "The overarching aims of ecological work used to inform the planning process are to minimize harm and to maximize benefits for biodiversity resulting from development. The generally accepted way of doing this, now embedded within the planning system, is to follow the 'mitigation hierarchy'. This seeks as a preference to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures." (BS 42020, 2013).

Recommended Enhancements

Proposed biodiversity enhancement

No further surveys are required.

The following are recommended as enhancements:

- The installation of habitat boxes for birds/bats
- Invertebrate improvements such as log piles, nesting tubes etc.
- New refugia for reptiles.
- Landscape proposals to include native fruiting/flowering species

Bibliography

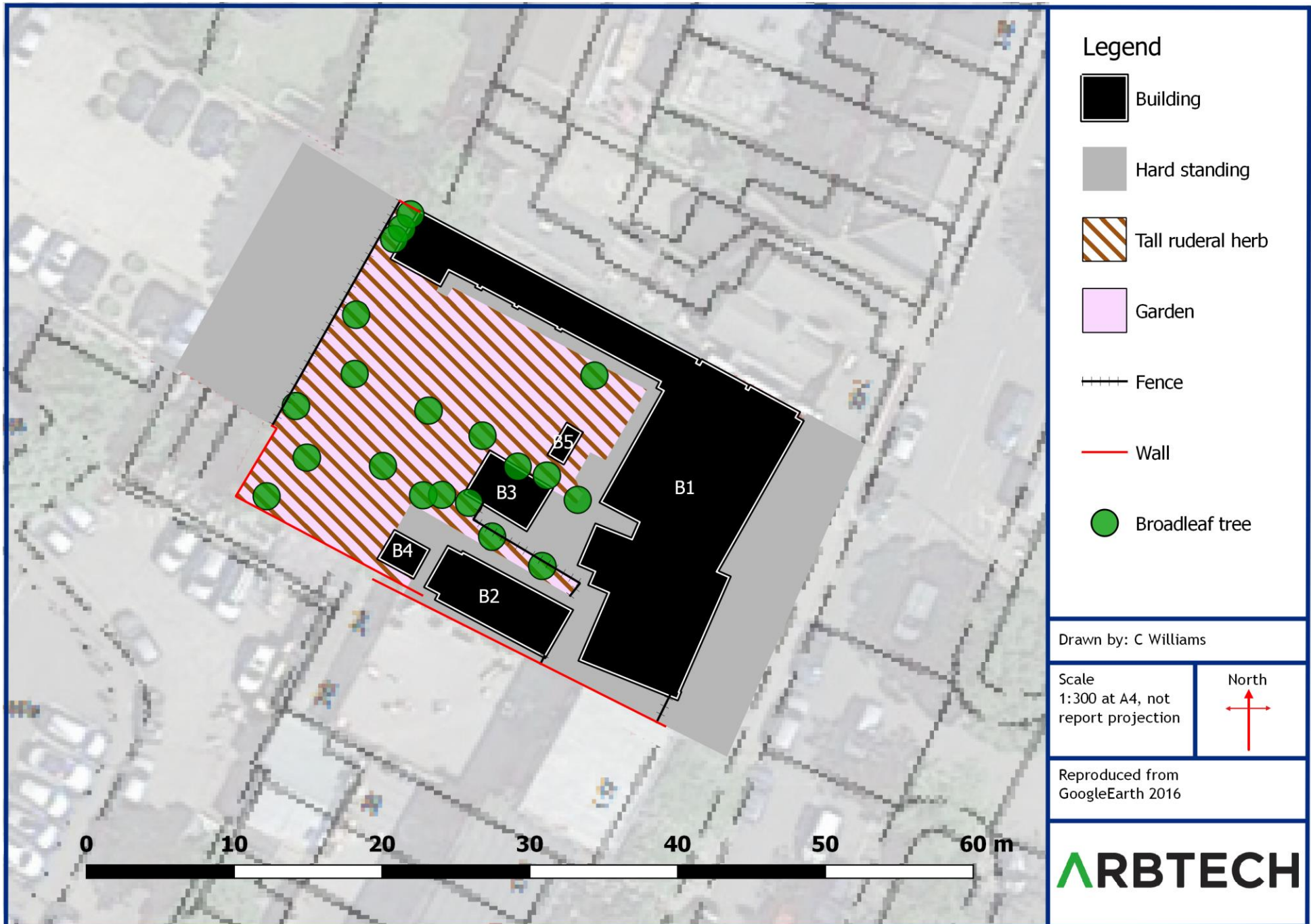
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Appendix 1: Phase 1 Habitat Map (current site conditions)



Appendix 2.1: Proposed Site Plan



EXISTING SCHEME

SCHEDULE OF EXISTING AREAS

175-181 HIGH STREET HAMPTON

A1-A3 RETAIL

UNITS	NO.	AREA (sqm)
1	26	
2	27	
3	37	
4	107	

TOTAL G.A. 212

C3 RESIDENTIAL

UNITS	NO.	AREA (sqm)
1	48	
2	37	
3	74	

TOTAL G.A. 180

TOTAL G.A. OF EXISTING RETAIL AND RESIDENTIAL 392

PROPOSED SCHEME

SCHEDULE OF AREAS

175-181 HIGH STREET HAMPTON

A1-A3 RETAIL

UNITS	NO.	AREA (sqm)
1	340 - 360 BASEMENT	

TOTAL G.A. 735

C3 RESIDENTIAL

UNITS	NO.	AREA (sqm)
20P	3 (Existing)	44
20P	3 (Proposed)	30,171,36,37
20P	1	88
30P	3 (Existing)	70,71,76

TOTAL G.A. 507

TOTAL G.A. OF RETAIL AND RESIDENTIAL 1242

KEY

- RETAIL
- 10P FLAT
- 20P FLAT
- 30P FLAT
- PLANNING APPLICATION BOUNDARY
- EXISTING TREES RETAINED
- EXISTING TREES OUTSIDE OF APPLICATION BOUNDARY
- EXISTING TREES REMOVED

1:200 GROUND FLOOR PLAN

1:200 FIRST FLOOR PLAN

1:200 SECOND FLOOR PLAN