63-71 High Street, Hampton Hill, TW12 1NH

Composite Report

Desk Study 17/05/2016

Preliminary Ecological Assessment 19/05/2016

Document Production and Approval Record

Status	Issue	Author/Reviewer	Date
Desk Study			
Draft	1.0	Julie Powell MSc (Hons) MCIEEM, Technical Lead	17/05/2016
Draft	1.1	Lauren Fear BSc (Hons) MSc	19/05/2016
QC	1.2	Chris Formaggia BSc (Joint Hons) CBiol CEnv MCIEEM MRBS VR - Principal	20/05/2016
Update with data	1.3	Lauren Fear BSc (Hons) MSc	14/06/2016
Final	2.0	Lauren Fear BSc (Hons) MSc	20/05/2016
Preliminary Ecological Appraisal			
Draft (*exc DNA*)	1.0	Lauren Fear BSc (Hons) MSc	19/05/2016
QC	1.2	Chris Formaggia BSc (Joint Hons) CBiol CEnv MCIEEM MRBS VR - Principal	20/05/2016
Final	2.0	Lauren Fear BSc (Hons) MSc	20/05/2016

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.
>
> (BS42020, 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 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.

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Table of Contents

The Development	
Site Location	63-71 High Street, Hampton Hill, TW12 1NH
National Grid Reference	TQ 142 708
Local Planning Authority	London Borough Richmond upon Thames
Planning Application Ref	None submitted.
Site Area	0.2ha
Application Description	Redevelopment of the site by the erection of residential apartments and houses together with ground floor retail accommodation on the High Street frontage and a basement providing car parking spaces, cycle and stores.

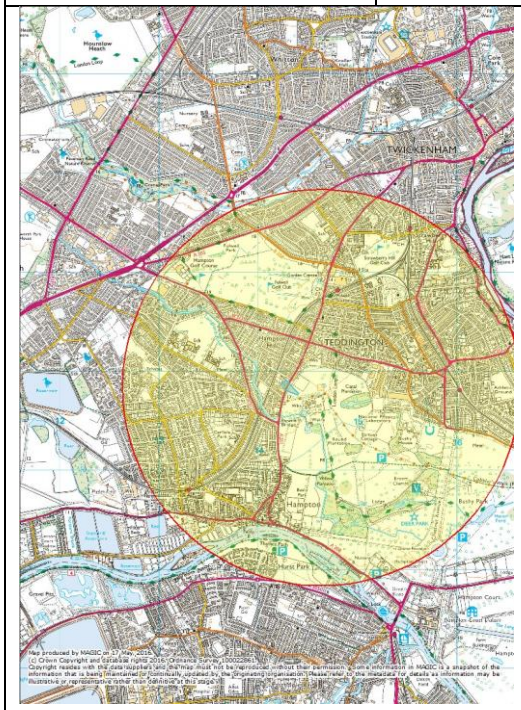


Figure 1: Site location plan (http://www.magic.gov.uk/MagicMap.aspx [accessed on 17.05.2016])

Figure 2: Existing site plan

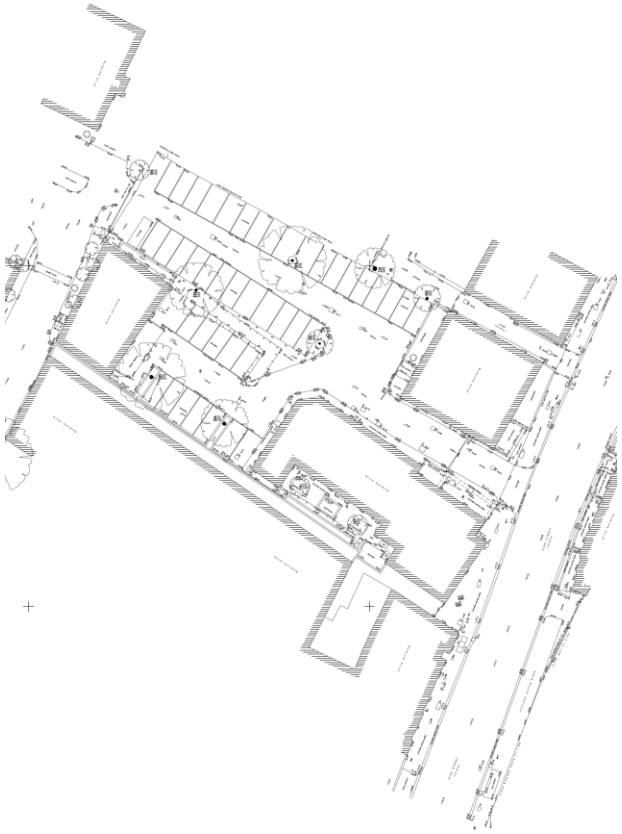


Figure 3: Existing Site Plan (Topo survey)

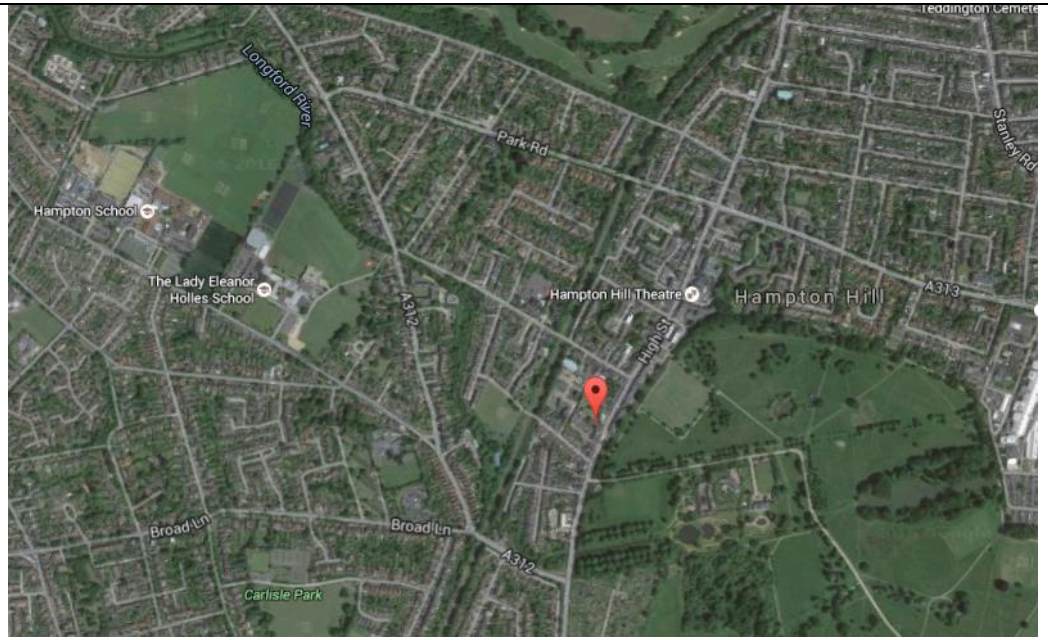


Figure 4: Aerial photograph [red marker delineates approximate area of new development]
(https://www.google.co.uk/maps/place/High+St,+Hampton+Hill,+Hampton,+Greater+London+TW12+1NH/@51.4250786,-0.3574061,1854m/data=!3m1!1e3!4m5!3m4!1s0x48760b5bf8d1735d:0xe32cff1b61c3a895!8m2!3d51.4248646!4d-0.3581082 [accessed on 17.05.2016])

The Desk Study	
Landscape Characterisation	The Upper Thames Natural Landscape Area: The landform is flat and the whole area is within the largely still tidal Thames floodplain, with the exception of minor outcrops at Dukes Meadows and Putney.
Key Characteristics	■ Gently undulating lowlands crossed by meandering rivers with broad and flat valley plains. ■ Underlying geology of predominantly London Clay with sediments and Chalk to the south and small sand / clay bands; river terrace gravels and alluvium overlie the bedrock along the river valleys. ■ A pastoral landscape interspersed with woodland and shaws, hedgerows and trees, remnant commons, villages and farmsteads. ■ Increasing fragmentation of farmland character from spread of development, urban fringe influences and transport infrastructure. ■ Modified and straightened rivers marked by riparian woodlands and meadows in more rural sections. ■ Small-to-medium irregular fields bounded by hedgerows, often with gaps or replaced by wire fences close to urban areas. ■ Densely populated and urban towards the east and the Greater London area with sparser settlement in the west around Esher and Guildford. ■ Numerous major road and rail networks criss-cross the area. http://publications.naturalengland.org.uk/publication/5682232412864512?map=true [accessed on 17.05.2016])
Previously Granted EPSL	Within 500m of the site boundary there are no records of EPSM bat licences.
Standing Water within 500m	There are four waterbodies within 500m with potential sutiability for great crested newts. The site is fragmented from these waterbodies by Hampton Hill High Street however, and unless a garden pond or other currently unknown water body is present within close proximity, to the west of the High Street, the presence of great crested newts on the development site is considered unlikely.
Designated Sites	The site is not within or adjacent to any statutorily or non-statutorily designated nature conservation sites. The following nationally/internationally important sites are present within 2km of the site boundary: • Bushy Park and Home Park Site of Special Scientific Interest (SSSI), designated for lowland acid grassland. There is one locally designated nature conservation site within 2km of the site boundary: • Oak Avenue Hampton Local Nature Rerve (LNR) (http://www.magic.gov.uk/MagicMap.aspx [accessed 17.05.2016]

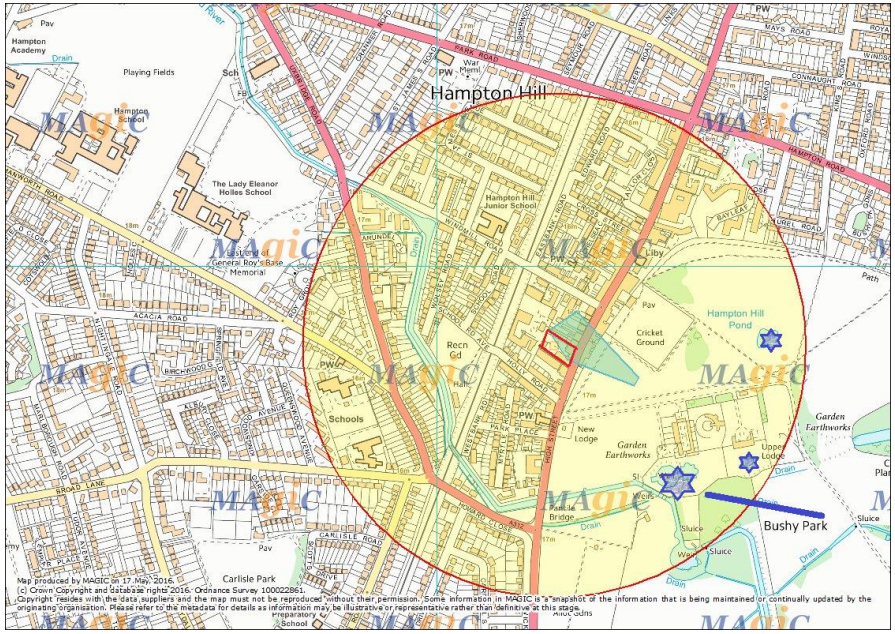


Figure 5: waterbodies within 500m (http://www.magic.gov.uk/MagicMap.aspx [accessed 17.05.2016])

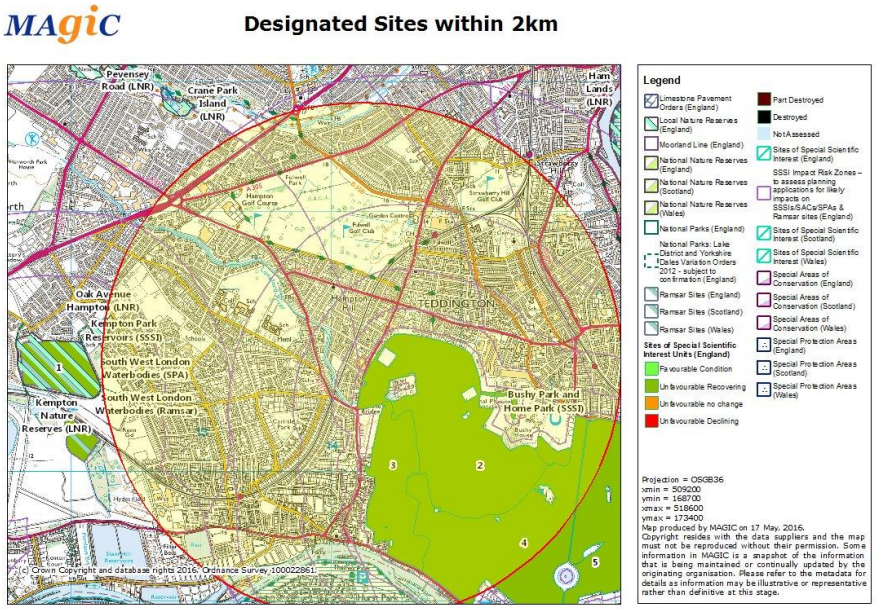
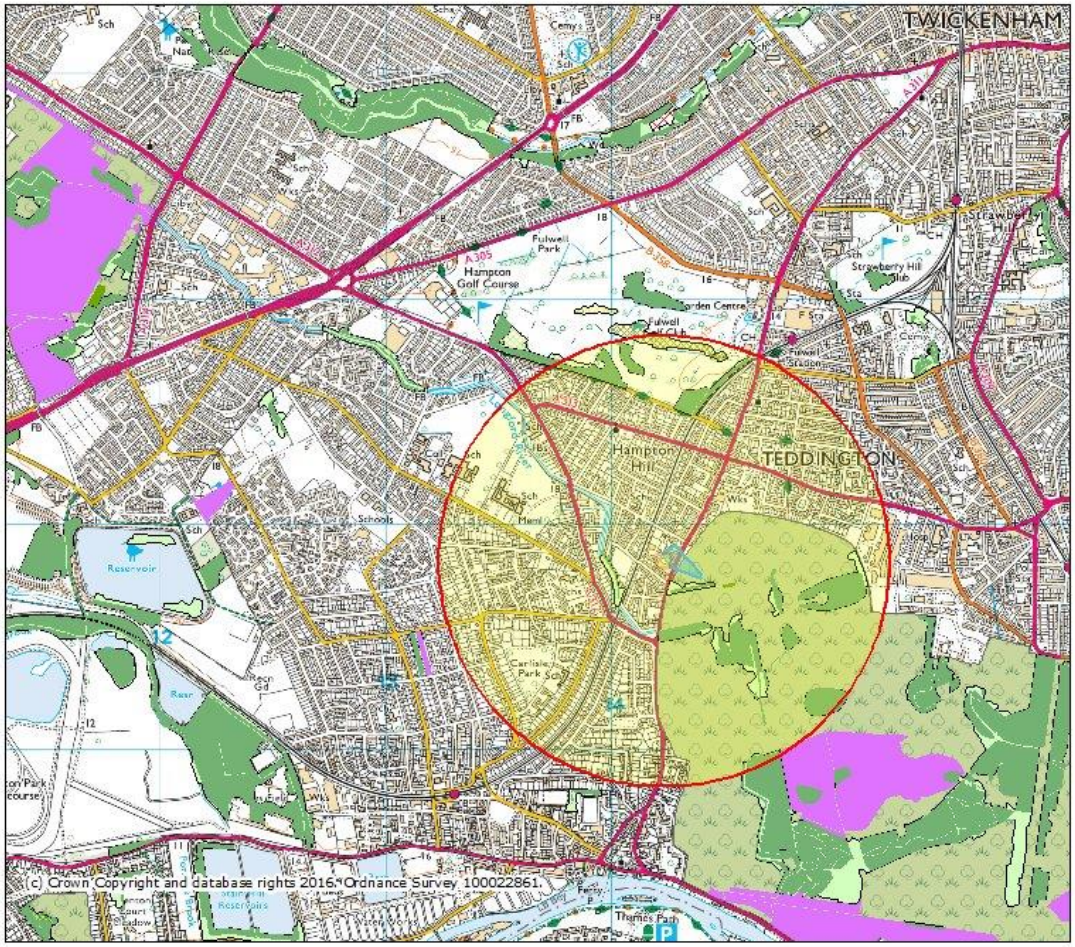


Figure 6: Site Designations (http://www.magic.gov.uk/MagicMap.aspx [accessed 17.05.2016])

MAGIC

Notable habitats within 2km



Legend

- Priority Habitat Inventory - Coastal Saltmarsh (England)
- Priority Habitat Inventory - Coastal Sand Dunes (England)
- Priority Habitat Inventory - Coastal Vegetated Shingle (England)
- Priority Habitat Inventory - Maritime Cliffs and Slopes (England)
- Priority Habitat Inventory - Mudflats (England)
- Priority Habitat Inventory - Saline Lagoons (England)
- Saline Lagoons (Wales)
- Saltmarsh (Wales)
- Sand Dunes (Wales)
- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)
- Priority Habitat Inventory - Upland Heathland (England)
- Priority Habitat Inventory - Limestone Pavements (England)

Projection = OSGB36
xmin = 509000
ymin = 168900
xmax = 518400
ymax = 173600
Map produced by MAGIC on 17 May, 2016.
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

Figure 7: NERC/BAP Priority Habitat (http://www.magic.gov.uk/MagicMap.aspx [accessed 17.05.2016])

Biological Records Data ("BRD") Searches (Bats)

Search		2km: Greenspace Information for Greater London (GiGL)	
Bat Species	**Present within 2km**	**Roosting within 2km (insufficient detail on the data)**	**Species code**
Alcathoe bat *Myotis alcathoe*			ALC
Barbastelle bat *Barbastella barbastellus*			BRB
Bechstein's bat *Myotis bechsteinii*			BEC
Brandt's bat *Myotis brandtii*			BRD
Brown long-eared bat *Plecotus auritus*	X		BLE
Common pipistrelle bat *Pipistrelllus pipistrellus*	X		CP
Daubenton's bat *Myotis daubentonii*	X		DAU
Greater horseshoe bat *Rhinolophus ferrumequinum*			GHS
Grey long-eared bat *Plecotus austriacus*			GLE
Leisler's bat *Nyctalus leisleri*			LEI
Lesser horseshoe bat *Rhinolophus hipposideros*			LHS
Nathusius' pipistrelle *Pipistrellus nathusii*	X		NP
Natterer's bat *Myotis nattereri*	X		NAT
Noctule bat *Nyctalus noctula*	X		NOC
Serotine bat *Eptesicus serotinus*	X		SER
Soprano pipistrelle *Pipistrellus pygmaeus*	X		SP
Whiskered bat *Myotis mystacinus*			WHS
Greater mouse-eared bat *Myotis myotis*			GME

Biological Records Data ("BRD") Searches (Owls)

Search		2km: Greenspace Information for Greater London (GiGL)
Barn Owl	**Records present within 2km**	
Barn owl *Tyto Alba*	0	

Biological Records Data ("BRD") Searches (Other species)

Search		2km: Greenspace Information for Greater London (GiGL)
Protected and s.41 Species of Principal Importance (NERC Act 2006)	**Records present within 2km**	**Notes**
European badger *Meles meles*	0	
Great crested newt *Triturus cristatus*	8	Record from 2014 and located approximately 383m north of the site. No breeding ponds listed.
Slow worm *Anguis fragilis*	1	Record from 2012 and approximately 400m north of the site.
Grass snake *Natrix natrix*	5	Record from 2014 and approximately 650m north of the site.

Summary of Desk Study

The site is situated in a built up residential area in southwest London, close to the River Thames and Bushy Park SSSI (designated for lowland acid grassland). Notable habitats within the local landscape include good quality semi-improved grassland, acid grassland, woodland and parkland habitats, creating a moderate 'batscape' within 2km, especially considering the urban nature of the site.
There are four waterbodies with potential suitability for great crested newts, although the site is fragmented from these waterbodies by Hampton Hill High Street. This species cannot be entirely ruled out at this stage however.

The full suite of data received from Greenspace Information for Greater London (GiGL) is saved in the accompanying zip. File entitled *Ecological 'Desk Study Data – 63-71HighStreet'.*

The data search shows common and some rare species (namely Natterer's bat) are recorded in the area around the site. There are a small number of records for great crested newts, grass snakes and slow worms, though there are no breeding ponds recorded in the data search.

Preliminary Ecological Appraisal (“PEA”)	
Surveyor(s)	Lauren Fear BSc (Hons) MSc
Date of site survey	19/05/2016
Temperature (°C)	16
Relative humidity (%)	62.5
Average wind speed	1.6m/s
Precipitation	None
Total Area Surveyed	0.2ha

Aims, Methods, and Limitations	
Scope of the Report	This Report describes the baseline ecological conditions at the site; evaluates habitats within the site's curtilage and immediate proximity; all land that will be impacted by the proposals ("the survey area") in the context of the wider environment; and describes the suitability of those habitats for notable or protected species. It identifies significant ecological impacts as a result of the development proposals. It summarises the requirements for further survey effort required to inform subsequent mitigation proposals (if any), enable a planning decision, or other statutory consent, and to comply with wildlife legislation (presented in the "Legislation Overview" section of this Report). To achieve this, the following steps have been taken: • A field survey of the survey area has been undertaken; • An outline of likely impacts on any known ecological receptors has been provided, based on current development proposals; • Recommendations for further survey effort and any otherwise assessment or analysis have been made, along with advice on European protected species licencing (if appropriate); and • A thorough desk study has been undertaken, and is presented in the "Desk Study" sections of this Report.
Scope of the PEA	Information has been collected and recorded as to the existing ecological conditions and receptors in the survey area, which forms the basis of our preliminary assessment of the likely significance of ecological impacts resulting from the proposed development. To achieve this, the following steps were taken: • Baseline information on the site and surrounding area has been recorded through an extended phase 1 habitat survey (JNCC, 2010), in addition to recording details in relation to notable or protected habitats and species (if any); • Where possible, the ecological features present within the survey area have been evaluated (if any). (IEEM, 2006);

	• Invasive/problematic plant and animal species (such as those listed on Schedule 9 of the Wildlife & Countryside Act ["WCA"]) have been identified (if any); and • Expected impacts on ecological receptors as a result of the development proposals have been identified or it is explicitly stated why the impact is considered acceptably low risk; • Recommendations for further survey effort are provided (if any); and • Recommendations for mitigation and opportunities for enhancement are provided, as appropriate. 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. Where appropriate, target notes provide supplementary information on habitat conditions, features too small to map to scale, species composition, structure and management. 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. Any limitations reference the site survey is set out in the "Specific Limitations" section of this Report.
Suitability Assessment and Evaluation of Impacts	Species of flora and fauna **directly observed at the site** (and indirect observations that do not allow for an alternative conclusion other than species presence e.g. fresh badger faeces) are recorded. Habitats within the survey area are also recorded and categorised as to **the likelihood** of protected and notable species being present, based on an assessment of the habitat quality and relevance to the proposed development. Habitat quality suitability is classified as high, moderate, low, and negligible; and informs any further survey effort required to enable a planning decision.
General Limitations	Every effort has been made to describe the survey area in the context of its suitability to support protected and notable species and habitats, however this does not provide a complete characterisation of the site. A reasonable shelf-life for this Report to remain suitable to base a planning decision on is 12 months from the date of survey. After this time, it may be necessary to update the Report as to any material changes to the site conditions, results, evaluation, and recommendations. Where only four figure grid references are provided for bat records, it is not possible to determine their precise location as they could be present anywhere within a given 1km x 1km National Grid square; an area equivalent to 100Ha.

Specific Limitations	The interior roof spaces in building B1 was inaccessible as the floor was unsupported and therefore not safe to walk on. The loft was visible inspected in two locations from hatches in the ceiling.

Legislation Overview

SPECIES LEGAL PROTECTION: European protected species ("EPS")

Table 1 – Summary of Pertinent Legislation and Planning Policy Relevant to the Protection of EPS in England, Scotland and Wales

Location of Habitat	Transposing EC Habitats Directive	Other Relevant Legislation	Planning Policy
England	Conservation of Habitats and Species Regulations 2010. The Conservation of Habitats and Species (Amendment) Regulations 2012.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	National Planning Policy Framework ("NPPF").
Wales	Conservation of Habitats and Species Regulations 2010. The Conservation of Habitats and Species (Amendment) Regulations 2012.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	Technical Advice Note ("TAN") 5. Planning Policy Wales ("PPW").
Scotland	Conservation (Natural Habitat & c.) Regulations 1994 as amended.	Wildlife and Countryside Act 1981 as amended. The Nature conservation (Scotland) Act 2004.	National Planning Policy Guidance ("NPPG") 14 and Planning Advice Note ("PAN") 60.

Cumulatively, this legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture EPS;
- Deliberately disturb EPS habitat;
- Damage, destroy or obstruct access to EPS habitat;
- Possess or transport a EPS or any part of a EPS, unless acquired legally; and
- Sell, barter or exchange EPS, or any part of a EPS.

NATIONAL PLANNING POLICY (ENGLAND)

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be 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 harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and 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

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, 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.' 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.

Summary of how the legislation affects development (ENGLAND)

1. The NPPF states that when determining a planning application a local authority should aim to conserve and enhance biodiversity by applying the following principle; if significant harm resulting from your development cannot be avoided, adequately mitigated or compensated for then planning permission should be refused. (National Planning Policy Framework: p.118).
2. DEFRA Circular 01/05 sets out that the presence of protected species is a material consideration and that it is essential that the presence or otherwise of protected species and the extent that they may be affected by a proposed development is established before the planning permission is granted. (DEFRA Circular 01/2005 Biodiversity and geological conservation – statutory obligations and their impact within the planning system: p.98 to p.99).
3. BS42020 is the British Standard for ecology, planning and development. It describes in detail the hierarchy of avoidance, mitigation, compensation and enhancement articulated in the NPPF. (British Standard BS42020 Biodiversity – Code of practice for planning and development

(2013): p.6.2 detailing the adequacy of information to be submitted and p.6.13 on the need for composite reports to be submitted to draw together the conclusions of various ecological studies).

Phase 1 Habitat Survey Map

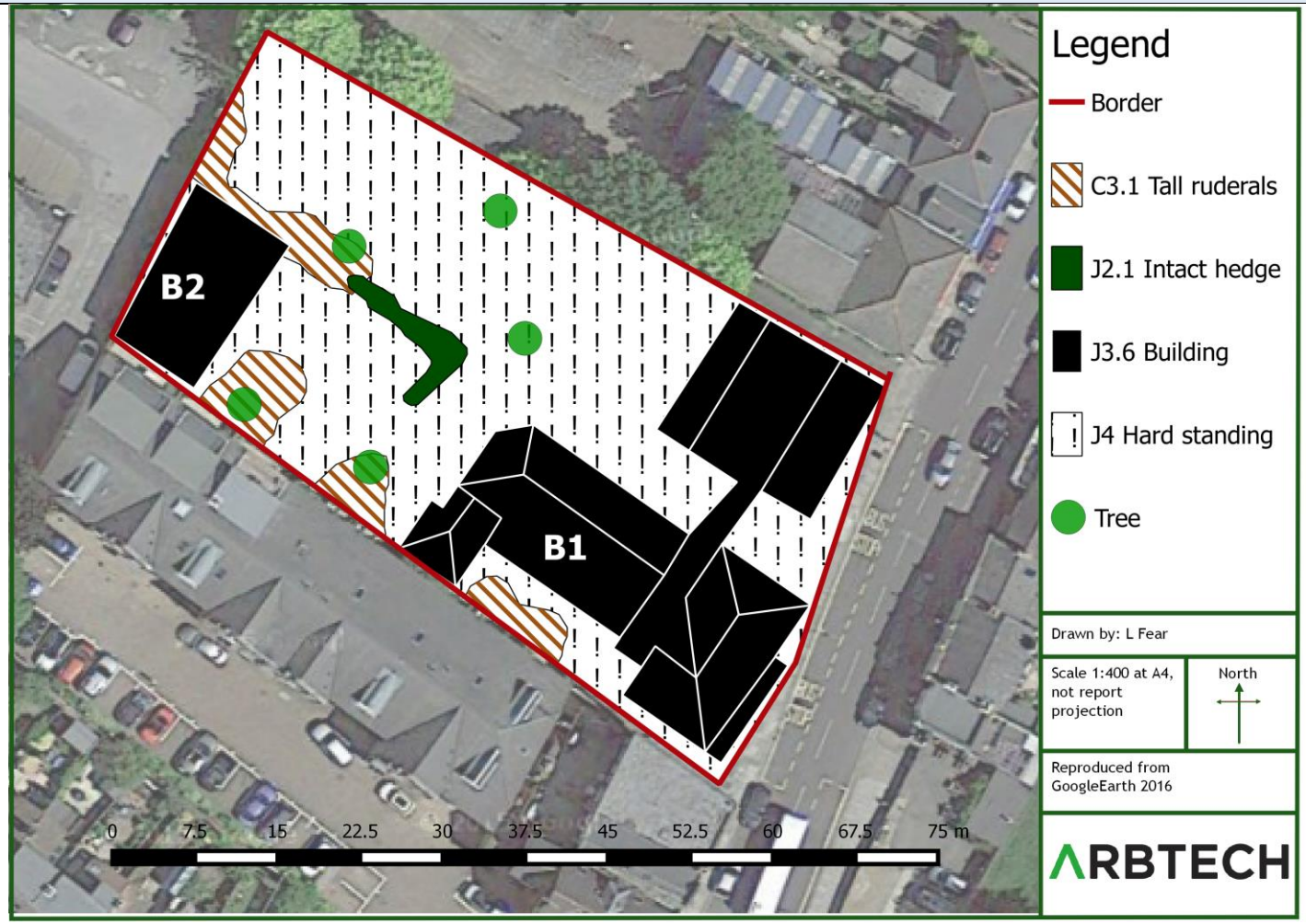


Figure 1 – showing the site plan (Google Maps 2016) annotated with the pertinent results of the Phase 1 habitat survey.

Habitat name	Dominant species code	Alpha numeric code	Area (Ha)
Tall ruderals	*Buddleja davidii* (no code); Ud	C3.1	0.0192
Intact hedge	*Buxus* sp.	J2.1	0.0035
Building		J3.6	0.08
Hard standing		J4	0.097

Keywords by Habitat

A Woodland	B Grassland	C Tall herb/fern	D Heathland	E Mire
• None	• None	• Overgrown • Dominated by *Buddleja davidii*	• None	• None
F Swamp etc.	**G Open water**	**H Coastland**	**I Rock etc.**	**J Misc.**
• None	• None	• None	• None	• Two buildings • Hard standing comprises cement and gravel areas • Overgrown but intact hedge in the middle of the site

Target Note Record Sheet

JNCC Code	Map code	National Grid reference
C3.1	Tall ruderal	TQ 142 708
Tall ruderal is found generally in the corners of the site and is largely overgrown. The habitat is dominated by *Buddleja davidii.*		

Photo 1 – tall ruderal habitat

J2.1	Intact hedge	TQ 142 708

The intact hedge is a remnant of a planted hedgerow in a car park and is somewhat overgrown. It consist of a *Buxus* sp. The hedge is small in hegith but dense.

Photo 2 – intact hedge

J23.6	Buildings	TQ 142 708

There are two buildings on site. Building B1 is a threes storey, brick built, unused office building. It has two main sections, connected by a sky bridge. The southern section has a small pitched roof, with a small roof space. The roof space could not be fully inspected due to health and safety reasons but was visually inspected in two location. The roof space is low (approximately 0.5m height) with timber rafters and an intact bitumen membrane across the walls. There is some insulation covering most of the floor. The exterior of the building is in good condition with timber soffit and fascia boards across most elevations of the southern section. There overall building was in good condition with no gaps or crevices easily observed.
The northern section of the building is built in the same characteristics as the southern section, except the northern area has a flat roof.
B2 is a single storey brick built building with a flat roof. It has a brick cornice across all elevations. The building is in good condition with no obvious cracks or crevices.

Photo 3 – Building B1 (southern)

Photo 4 – Building B1 (northern)

Photo 5 – building B2

J4	Hard standing	TQ 142 708

The majority of the site is covered in hard standing, dominated by concrete but also consisting of gravel in places. Areas have been overgrown by tall ruderals.

Photo 6 – concretehard standing

Protected and Notable Species

The likelihood of occurrence of protected species is ranked according to the criteria listed in Table 1.

Table 2: showing criteria considered when assessing the likelihood of occurrence of protected species

PRESENT	Species are confirmed as present from the current survey or historical biological records.
HIGH	Habitat and features of high quality for species/species assemblage. Species known to be present in wider landscape (from the desk study and historical biological records). Good quality surrounding habitat and good connectivity.
MEDIUM	Habitat and features of moderate quality. The site in conjunction with surrounding landscape provides all habitat/ecological conditions required by the species/assemblage. Within known national distribution of species and local biological records within the desk study area. Limiting factors to suitability, including small area of suitable habitat, some severance/poor connectivity with wider landscape, and poor to moderate habitat suitability in the local landscape.
LOW	Habitats within the survey area are poor quality. Few or no historical biological records. Despite above, presence cannot be discounted as the survey area is within national range, and all required features/ecological conditions are present on site and/or in the surrounding landscape. Limiting factors could include isolation, poor quality landscape, or disturbance.
NEGLIGIBLE	Very limited or poor quality habitats and features. No historical biological records; site on edge of, or outside, national range. Surrounding habitats considered unlikely to support species/species assemblage.

The habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

Protected and Notable Species: Directly Observed (Flora)

Dominant plant species	JNCC species code	Notes (if any)

All plants noted on site are common and widespread. No notable or protected species were observed.

Protected and Notable Species: Directly Observed (Fauna)

Species directly observed	Notes (if any)
Great tit *Parus major*	Foraging in the tall ruderal habitat

Protected and Notable Species: Predicted Impacts (Fauna)		
Species	**Habitat quality**	**Predicted Impacts**
Breeding birds	The tall ruderal habitatand mature trees on site provide nesting habitat for breeding birds. No nests were observed during the site visit.	If any vegetation is cleared during the breeding bird season (March-August), nests may be destroyed or disturbed.
Bats (all UK crevice dwelling species)	The buildings (B1 and B2) lack external features to support roosting bats. The buildings are in overall good condition with no obvious crevices to support roosting bats. Only the southern section of B1 has a roof space and although this could not be fully inspected, the features of the roof space (low, cluttered flying space, intact bitumen membrane) make it highly unlikely to support roosting bats.	There is a negligible likelihood of bats using this building so there are no expected impacts on bats.

There are no other expected impacts on any other protected species.

Assessment of Ecological Value

The ecological value of the survey area has been assessed using the *Guidelines for Ecological Impact Assessment* (IEEM, 2006) and *Handbook of Biodiversity Methods: Survey, evaluation and monitoring* (Hill, 2005), using geographic frames of reference. The biodiversity value of the identified designated sites, habitat types and associated species/assemblages has been considered. The criteria listed below have been used to reach an evaluation; examples under each category of biodiversity value are provided in Table 2.

- Presence of designated sites or features ;
- Presence of UK priority habitats and species (S41 of the NERC Act), and species listed as Birds of Conservation Concern (Eaton *et al,* 2009);
- Size of habitat, diversity of species, or population;
- Habitats or species which are rare, species which are on the edge of their range;
- Large populations of uncommon species, or plant communities that are typical of valued natural/semi-natural vegetation types;
- Habitats or features that have supporting value for high value habitats, designated sites or protected species, e.g. buffer habitat to ancient woodland; and
- Presence of legally protected species.

Table 3: Examples of criteria defining conservation evaluation:

Evaluation on geographical scale	Examples of criteria defining evaluation
International	Biodiversity feature that is designated or warrants designation as a European Protected Site.
National	biodiversity feature that is designated or warrants designation as a National designated site (Site of Special Scientific Interest ("SSSI") or National Nature Reserve ("NNR")).
Metropolitan or county	Biodiversity feature that is designated or warrants designation as a county wildlife site, local nature reserve, or a Site of Metropolitan Importance for Nature Conservation ("SMI"). Species and habitats of principle importance.
Borough	Biodiversity feature that is designated or warrants designation as a Site of Importance for Nature Conservation ("SINC"), or other feature which is one of the best examples of its type within the Borough. Diverse and/or ecologically valuable hedgerow network, or ancient woodland greater than 0.25ha.
Local	Biodiversity feature which is one of the best examples of its type within a local context (i.e. within ~1km of the scheme extent)/local Parish.

	Habitat complex considered to enrich the habitat/biodiversity resource within the context of the local neighbourhood.
Within the vicinity	Biodiversity features of value within the zone of influence (site plus approximately 50m buffer).
Negligible	Biodiversity features of negligible value.

Following CIEEM guidance (CIEEM, 2016) it should be noted that legal protection or UK Biodiversity Action Plan ("BAP") status does not necessarily imply biodiversity status at the equivalent scale. For example, a badger *Meles meles* sett would receive legal protection at a national scale and a native hedgerow would be a UK BAP priority habitat, but neither feature is likely to be of biodiversity value at a national scale.

The ecological interest of the survey and desk study areas, and the proposed development, has also been evaluated in terms of the planning policies relating to biodiversity. It it clearly stated in this report where a preliminary value can be given and where further information is required.

Habitat Quality Assessment

JNCC habitat type	**Name of feature (if appropriate)**	**Geographical scale habitat assessment**	**Notes**
C3.1 Tall ruderals	N/A	Negligible	Habitat not of sufficient quality or quantity to be assessed as greater than negligible ecological value.
J2.1 Intact hedge	N/A	Negligible	Habitat not of sufficient quality or quantity to be assessed as greater than negligible ecological value.
J3.6 Buildings	N/A	Negligible	Habitat not of sufficient quality or quantity to be assessed as greater than negligible ecological value.
J4 Hard standing	N/A	Negligible	Habitat not of sufficient quality or quantity to be assessed as greater than negligible ecological value.

Evaluation and Summary of Impacts

Habitat importance

All habitats found on site are widespread and common. Therefore, while the proposals include the removal of all of the existing habitats on site, there is not expected to be any adverse effect on habitats at the local level or above.

Species importance

The proposals include the demolition of these buildings and removal of all of the existing vegetation on site. This has a low likelihood of destroying or disturbing breeding birds.

Recommendations

Ecological receptor	Recommendation	Survey window	Notes
Breeding birds	A precautionary method of working to avoid impacts on breeding birds. It is recommended that the building is demolished and all vegetation is removed outside the breeding bird season (March to September). However, if this is not possible, the building and vegetation should be surveyed for breeding birds immediately prior to clearance. If active nests are found, they will need to be retained in situ until the young have fledged. This can be regulated by the employment of standard planning conditions.	N/A	N/A

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