

# 8.22 Biodiversity Measures

## Ecological assessment

A Preliminary Ecological Appraisal (PEA) and Bat Roost Potential (BRP) Survey was undertaken of the site by Delta-Simons Environmental Consultants Ltd during February and April 2021, comprising a Phase 1 Habitat Survey, a protected species assessment and BRP to inform the planning application for the Site.

## Existing ecology

The existing ecology within the site, as set out within the PEA, comprises the following habitats:

- > Scattered coniferous trees
- > Scattered broadleaved trees
- > Introduced shrubs
- > Intact species poor hedgerows
- > Dense scrub
- > Amenity grassland

The following summary for protected and notable species was also made within the PEA:

- > The trees, scrub and introduced shrubs at the Site were suitable for nesting birds.
- > Six trees on Site had low BRP, five buildings had moderate BRP and one building had low BRP. Furthermore, buildings within the western extent of the Site may offer additional roosting potential.
- > The introduced shrubs, scrub and grassland were also suitable to support hedgehogs.
- > Cotoneaster and pink snowberry, which are invasive species were also present on Site.

## Ecological recommendations

The following principles are recommended within the PEA in order to meet the policy for biodiversity net gain within the site and have helped to inform the landscape proposals:

- > Planting should aim to enhance retained or adjacent vegetation and be of native species, or those of known value to wildlife, sourced from local nurseries to enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on-Site. It is recommended that where trees are planted, they have a functional understorey.
- > Bird boxes and bat boxes should be installed on Site or integrated into the new buildings at the Site.

Additional measures proposed within the landscape, with a focus on improving biodiversity, include:

- > Invertebrate habitats, such as log piles
- > Consideration to commuting mammals in the creation of wildlife corridors across the site

- > Wildflower meadow planting
- > Species-rich hedgerow planting
- > Biodiverse roofs
- > Rain garden planting
- > Ecologically sensitive external lighting

## Planting for nature

The palette of plants has been developed with the importance of wildlife value in mind and as a result poses a strong bias towards plants native to the UK and to those species found locally. This ensures that plants specified will thrive within expected weather and soil conditions and will inherently support a greater level of wildlife diversity.

Native trees coupled with a palette of native flowering shrubs and herbaceous perennials will offer nesting, foraging and roosting potential for birds and other invertebrate species. The palette of plants has been developed in conjunction with Delta Simons Ecologists and their assessment is available within their report which accompanies this document.

## Urban Green Factor

Greening of London's streets, buildings and other public spaces does more than change the look of these places. Roofs and walls covered in plants, street trees and small pocket parks in between buildings make the city a better place to live. These green features act as a key part of London's green infrastructure network to help clean air, reduce the risk of flooding and keep the city cool.

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. The policy introduces the use of an Urban Greening Factor (UGF) to evaluate the quantity and quality of urban greening provided by a development proposal.

The development proposals have undergone the Urban Greening Factor assessment and achieve a score of 0.384. While this score is slightly below the target score of 0.4 outlined within Policy G5, the shortfall can be attributed to the development's priority for energy efficiency whereby the building design maximises the available roofspace for photovoltaic (PV) cells, with biodiverse roof coverage being used in the instances where PV cells are unsuitable.



Bird and bat boxes integrated throughout the landscape



Ecologically sensitive lighting design



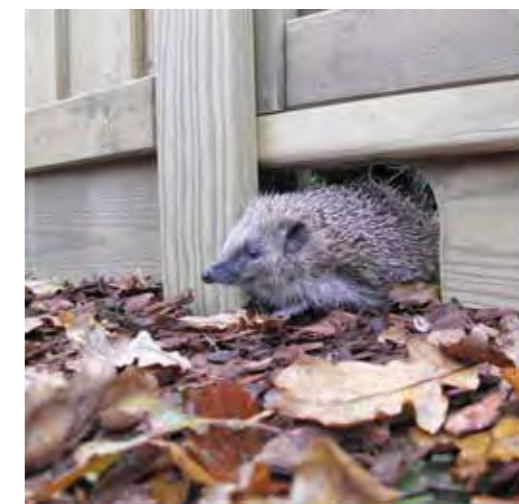
Diverse planting for wildlife value



Areas of biodiverse roof planting

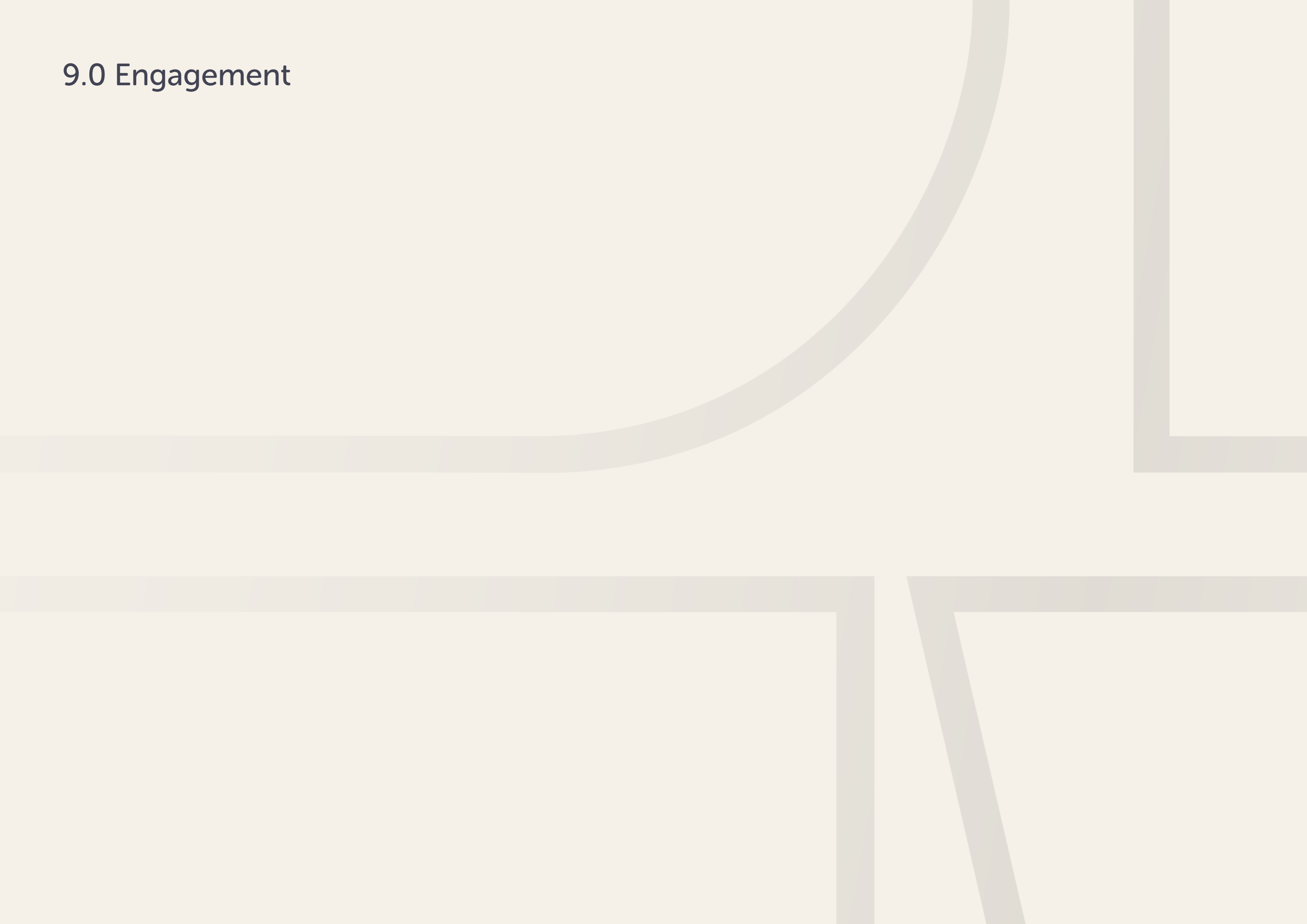


Creation of new habitats for invertebrates



Consideration to commuting mammals through the creation of wildlife corridors

# 9.0 Engagement





# 9.1 Consultation & Engagement

We have recently undertaken a series of public consultation webinars where the design team presented the proposal and fielded questions from attendees. A recorded presentation has also been available on the website.

Local residents were sent flyers regarding the website and the live events.

## Focussed Engagement

Whilst the team contacted a number of potential parties, focussed group meetings were held with:

- > Ward Councillors and Development Management
- > Area Team Manager
- > Heatham Alliance
- > Friends of the River Crane Environment (FORCE)
- > Richmond Education and Enterprise Campus Group (REEC)

Further information is available in the Statement of Community Involvement



We are holding an online consultation with the local community on the proposals from the 18th January to 1st February 2021. Your views are important to us and we ask that you send us your feedback by using the feedback form or you can send us an email using the contact details below.

All comments will be considered as we draw up our planning application and a statement of community involvement detailing the feedback received and a response from Clarion will be included as part of our planning application.



## We are also holding a series of live webinars on

### Monday 25th January 2021

2.00pm to 4.00pm  
(presentation will start at 2.00pm)

### Tuesday 26th January 2021

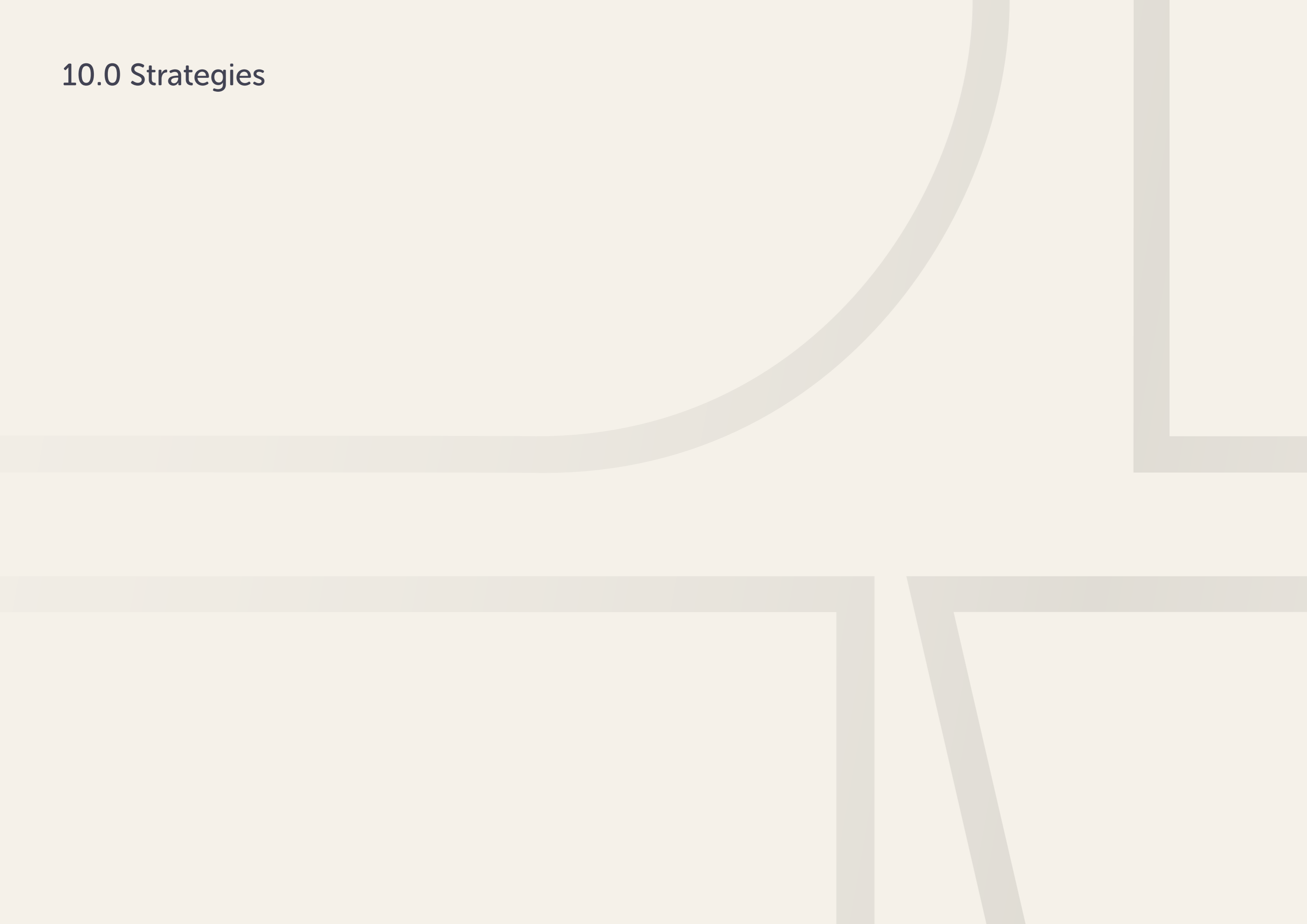
6.00pm to 8.00pm  
(presentation will start at 6.00pm)

### Saturday 30th January 2021

2.00pm to 4.00pm  
(presentation will start at 2.00pm)

Please use the contact details below to register in advance to attend.

# 10.0 Strategies



# 10.1 Phasing Strategy

## Proposed Phasing Plan

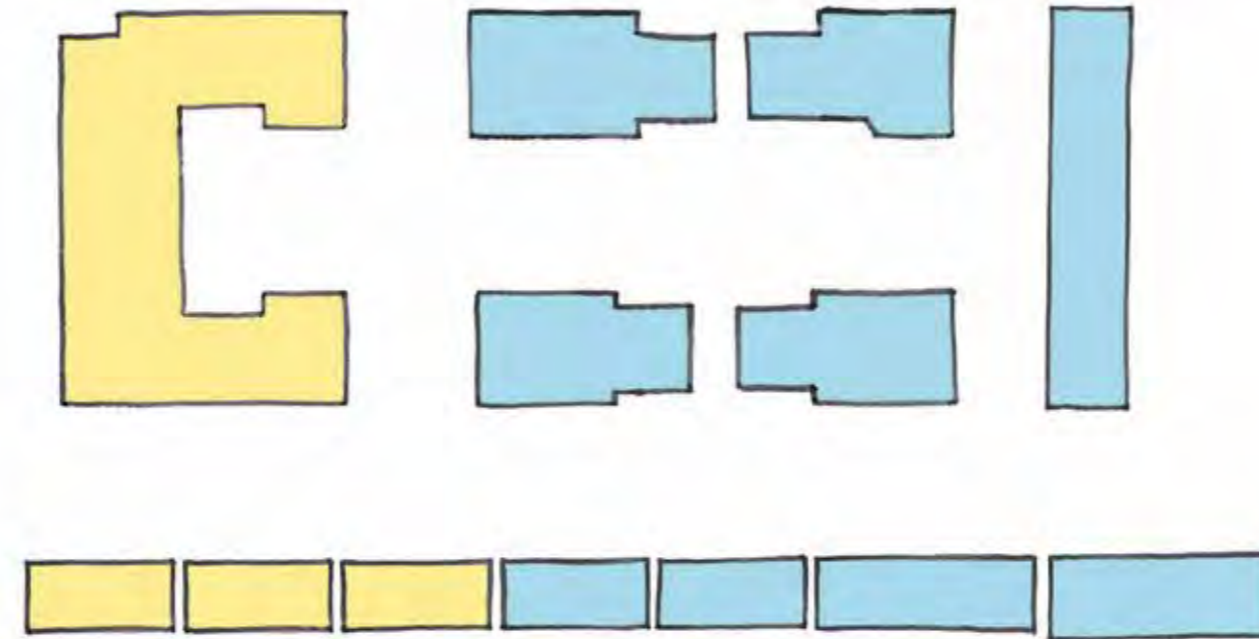
We are proposing to deliver the homes in a single phase, as opposed to 2 phases as stated in the previous RMA, making all homes available sooner and reducing the construction period.

Construction is intended to move from East to West with the first homes being delivered along Egerton Road.

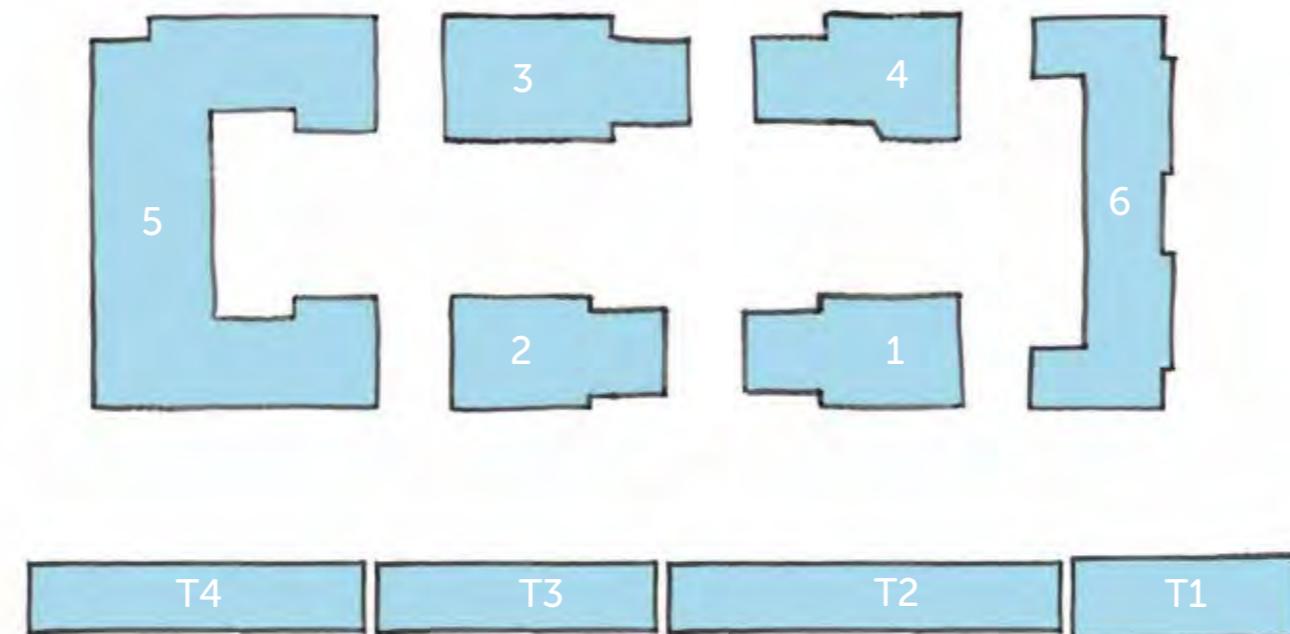
As well as an improved delivery speed this new strategy allows for better, safer separation of construction and residential vehicles if entered from Egerton Road.

This proposal therefore includes a proposal for temporary residential vehicles to be entered from Egerton Road until such time as construction is completed, when it will be converted into a pedestrian and cycle access point only.

CURRENT RMA PERMISSION



PROPOSED AMENDMENTS



Key

- Phase 1
- Phase 2



# 10.2 Temporary Access Strategy

## Temporary Access

The purpose of the temporary access is to separate construction vehicles and residents of the new homes.

Whilst the construction period is anticipated to last 2 years, the temporary access will likely only be in operation for the final year whilst the remaining scheme is built-out and there are new residents on the site.



Upon completion, the temporary vehicular access will be converted to only allow access for cyclist and pedestrians.

Egerton Road access will only be used by Pedestrians and Cyclists upon completion

The iconic entrance piers will be restored. The stonework caps will be carefully removed whilst the brick piers are rebuilt, then reinstated as the main pedestrian/cycle entrance



### Key

-  Construction access point/  
Final residential access point
-  Temporary residential access during construction





DIRECTION OF CONSTRUCTION - EAST TO WEST





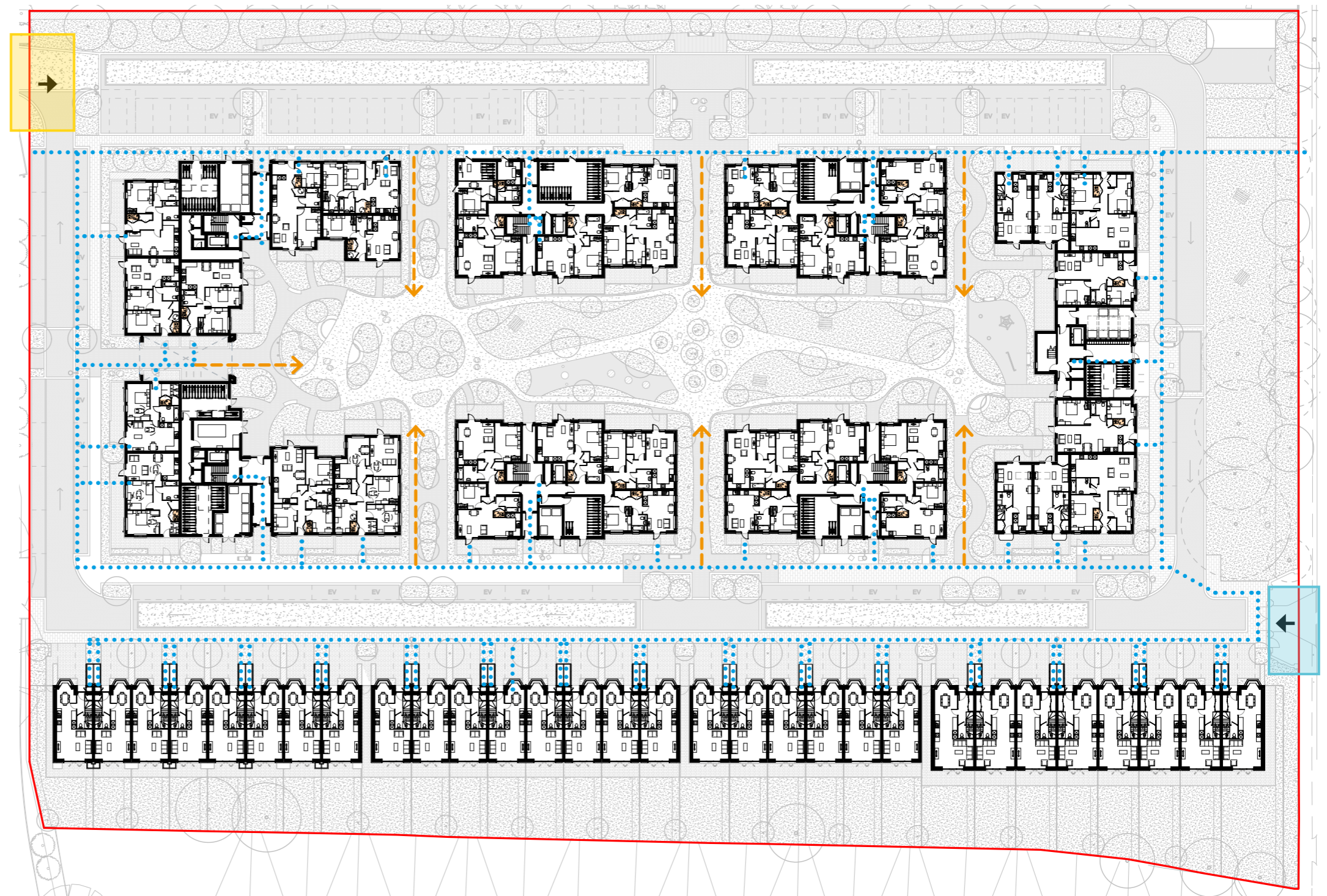
# 10.3 Pedestrian Access

The massing of the buildings has been carefully considered, allowing accessible and visual permeability throughout the site.

Pedestrian access to the site is from Egerton Road through the upgraded entrance gateway and along Marsh Farm Lane north.

Within the site key routes have been developed to encourage permeability and activation of the central gardens and new streets.

The iconic entrance piers will be restored. The stonework caps will be carefully removed whilst the brick piers are rebuilt, then reinstated as the main pedestrian/cycle entrance



Pedestrian access within and across the site

### Key

- Vehicular & pedestrian access to site
- Pedestrian only access to site
- Pedestrian route to flat blocks and houses
- Routes into central courtyard