

Stag Brewery – 2022 Temporary Use Application


Ecological Enhancement Statement

Date: August 2022

Client Name: Reselton Properties Ltd

Document Reference: WIE18671-113-BN-12.4.1-EES

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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1. Introduction

- 1.1. Waterman Infrastructure & Environment Ltd (Waterman IE) was commissioned by Reselton Properties Ltd (hereafter referred to as the 'Applicant') to prepare an Ecological Enhancement Statement (EES) to accompany a planning application for the temporary use of land at the former Stag Brewery site (hereafter referred to as the 'Site'). A planning application is proposed for a period of five years for film production operations and ancillary activities (sui generis). The Site is located in Mortlake, south west London within the administrative boundary of the London Borough of Richmond upon Thames (LBRuT) (**Figure 1**).

2. Proposed Development

- 2.1. The Applicant is seeking a temporary planning permission (hereafter referred to as the proposed 'Development') for a period of five years, with The Walt Disney Picture Company and The Story Company (TSC) Entertainment (ATB) Ltd (hereafter referred to as the 'Operator') being the proposed tenant using the Site. For the Operator, the temporary film production operations and ancillary activities will be limited internally to buildings 10, 11, 12 and yard areas in the east of the Site (including parking) (**Figure 2**). Filming will also take place externally (**Figure 2**) as adjacent to building 6 and building 9 (also known as the Maltings). The East Gatehouse (building 15) will be used for security purposes. The Sports Pavilion (building 14) will be used intermittently for filming set locations.
- 2.2. All buildings are being applied for use, with all necessary information provided at this stage for Buildings 11, 12, 14 and 15 (with the other buildings only to be used following the submission of further details via condition).

- 2.3. In the future, if an additional tenant and/or filming and associated operations are required in the western areas of the Site, or within other buildings, this would be subject to a review of the environmental implications and would be secured by a suitably worded planning condition.
- 2.4. For full details of the proposed operations and activities as part of the Development please refer to the Environmental Assessment Report¹ submitted with the planning application.

3. Existing Site

- 3.1. The Site comprises the former Stag Brewery estate. This includes circa 15 industrial buildings surrounded largely by hardstanding, which was used for vehicle movements and parking, and a brick wall perimeter circa 3m Above Ground Level (AGL). The Stag Brewery ceased operations in late 2015 and decommissioning of brewery infrastructure was undertaken following cessation of brewery activities. Works on-Site were undertaken in 2017 to remove the brewery fixtures and fittings.

4. Assessment

- 4.1. To accompany this planning application ecological surveys for legally protected species have been undertaken, thus building on historical ecological work at the Site as detailed in the Protected Species Report² (PSR). As agreed with LBRuT (consultation included in the PSR) surveys for roosting bats, peregrine falcon and breeding birds have been carried out.
- 4.2. As a result of the bat surveys, roosting bats are assessed to be likely absent from the areas in which external filming shall take place (**Figure 2**) and direct impacts as part of the proposed Development can reasonably be ruled out. Nonetheless indirect impacts from operations in these areas will need to be controlled to ensure that any light spill is minimised and no significant spill occurs to building 9 (the Maltings). In addition, the lighting will need to avoid any spill to the southern boundary wall to the east of building 10/11 as two roost sites (single pipistrelle recorded to re-entering both roost sites during a pre-dawn re-entry survey on 3rd August 2022) have been recently recorded as part of the survey to accompany the hybrid 2022 planning application (Application A, planning ref: 22/0900/OUT) and Detailed Application School (Application B, planning ref: 22/0902/FUL).
- 4.3. Although no roosting bats have been recorded at buildings 10/11, 12 and 14 (those determined to have the potential to support roosting bats in the works area), the proposed Development is temporary and will not result in the removal of any buildings or vegetation; ecological enhancement measures will still be provided for bats. Enhancement measures will be in line with the NPPF, London Planning Policy, and Local Planning Policy LP 15 '*Biodiversity*' and those detailed under the New Local Plan (Richmond Local Plan 'The Best for our borough' – Draft for consultation 2021) at the adjacent Mortlake Green (local public greenspace), as detailed in paragraph 4.6.
- 4.4. As a result of the peregrine falcon and breeding bird surveys undertaken at the Site, peregrine falcons are likely to be absent, however, feral pigeons were recorded to be perching flying in/out etc at building 12 within the works area. In addition, grey wagtail were recorded singing and lesser black backed gull perching on/from the roof of building 12. As a precautionary measure the applicant has committed to an Ecology Clerk of Works (ECoW) will undertaking a final nesting/breeding bird inspection at building 12 prior to the proposed Development works commencing. The inspection will be undertaken to ensure that no birds have started to breed/nest

¹ WIE18671-113-R-12.3.2

² WIE18671-113-R-1-1-3-PSR

at the building that could be directly impacted from activity that could cause the intentional killing or injury to/of the bird or destruction of its nest whilst in use.

- 4.5. Although breeding birds have not been confirmed within the works area and the proposed Development is temporary and will not result in the removal of any buildings or vegetation; ecological enhancement measures will still be provided for birds in line with the NPPF, London Planning Policy and Local Planning Policy as listed above at the adjacent Mortlake Green as detailed in paragraph 4.6.
- 4.6. Ecological enhancement measures as part of the proposed Development will be provided off Site at Mortlake Green (local public greenspace) as agreed with LBRuT. The enhancement measures will include the provision of 5 bird and 5 bats boxes along with the creation of 3 stag beetle loggeries. The enhancement measures are to be installed at Mortlake Green, and secured by legal agreement.
- 4.7. As the proposed Development is temporary and will not result in the removal of any buildings or vegetation, it is assessed that it is not possible to provide or undertaken a design stage biodiversity net gain assessment to accompany the planning application under the requirement of the Environmental Act 2021, NPPF, London Plan 2021 Policy G6 and those detailed under the New Local Plan (Richmond Local Plan 'The Best for our borough' – Draft for consultation 2021). A design stage biodiversity net gain assessment accompanied the hybrid 2022 planning application and concluded that in the long-term, the proposed masterplan would provide a 29.55% net gain for the habitats on Site and 21.04% net gain for hedgerows on Site. The proposed masterplan would achieve the minimum mandatory 10% net gain required by the Environment Act 2021 (when it comes into force, currently understood to be in late 2023) and London Plan and the 20% now proposed by the New Local Plan.