



Stag Brewery, Mortlake – Temporary Use Application

Protected Species Report

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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)

Issue	Date	Prepared by	Checked by	Approved by
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Comments

Comments



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1. Introduction

- 1.1. This Protected Species Report (PSR) has been prepared by Waterman Infrastructure & Environment Limited (Waterman IE) on behalf of Reselton Properties Limited (hereafter referred to as the 'Applicant') 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**).

Proposed Development

- 1.2. 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.
- 1.3. For locations external filming is proposed, lighting will be used as required. Lighting shall only be used where necessary for filming, and for the minimum duration required. Lighting professionals will supervise the use of all lighting. We have currently assessed the potential impact of lighting on this basis, as it is not possible to develop a detailed lighting plan at this stage.
- 1.4. 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).
- 1.5. 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.
- 1.6. 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

Historical Ecological Survey Work

- 1.7. Historical ecological surveys have been undertaken at the Site dating back to 2016 and 2017. Surveys in 2016 and 2017 were undertaken to accompany three separate planning applications for the Site, which were submitted to the London Borough of Richmond-Upon-Thames (LBRuT) in 2018 (ref. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) as detailed below:
- Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:

¹ WIE18671-113-R-12.3.2

- Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
 - Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as ‘Development Area 2’ throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).
 - Application C – highways and landscape works at Chalkers Corner.
- 1.8. The ecological survey work in support of the LBRuT planning applications detailed above comprised an initial Preliminary Ecological Assessment (PEA) (ref. WIE10667-100-R-1-3-1-PEA). Based on the results of this PEA further surveys as detailed in a PSR (ref. WIE10667-100-R-7-3-1-PSR) were also undertaken between 2016 and 2017.
- 1.9. Following the Applicant submitting revisions to the Greater London Authority (GLA) in 2020 (ref. 4172 (Application A), 4172a (Application B) 4172b (Application C - withdrawn)) ecological survey works comprising an updated PEA (ref. WIE15582-102_R_1_2_3_PEA) together with further update surveys as detailed in a Protected Species Report (ref. WIE15582-102-R-2-3-1-PSR) were also undertaken in 2019.
- 1.10. The applications submitted in 2020 detailed above to the GLA were refused in July 2021. A revised planning application was submitted to LBRuT in March 2022 (ref. 22/0900/OUT (Application A) and 22/0902/FUL (Application B)).
- 1.11. A summary of all the historical ecological survey work undertaken in support of the above planning applications is presented in **Table 1** below.

Table 1: Historical Ecological Survey Work

Planning Application Ref	Ecological Survey Work Undertaken	Date of Assessment and Reporting
	PEA (ref. WIE10667-100-R-1-3-1-PEA) - comprising an ecological data search, ‘Extended’ Phase 1 Habitat Survey, a search for common invasive floral species, and a Preliminary Roost Assessment (PRA) (ground based and external only) of buildings and trees for bats.	PEA components undertaken between January 2016 to April 2017 with reporting finalised in February 2018.
LBRuT -18/0547/FUL, 18/0548/FUL, and 18/0549/FUL (the 2018 Planning Applications)	PSR (ref. WIE10667-100-R-7-3-1-PSR) - comprising a Preliminary Roost Assessment (ground based and external only) of accessible buildings, evening emergence and pre-dawn re-entry bat surveys at buildings and trees, bat activity and automated surveys, and breeding bird surveys (specifically for black redstart <i>Phoenicurus ochruros</i>)	PSR components undertaken between May 2016 to September 2017 with reporting finalised in February 2018.
	PRA (ref. WIE10667-103-BN-21-2-LM) – comprising an external and endoscope inspection of the northern boundary wall.	PRA of the northern boundary wall undertaken in October 2018 with reporting also finalised in October 2018.

Planning Application Ref	Ecological Survey Work Undertaken	Date of Assessment and Reporting
GLA - ref 4172, 4172a, and 4172b (withdrawn) (the 2020 Planning Applications)	PEA (ref. WIE15582-102-R-1-2-3-PEA) - comprising an ecological data search, 'Extended' Phase 1 Habitat Survey, a search for common invasive floral species, and a PRA (ground based and external only) of buildings and trees.	PEA components undertaken in July 2019 with reporting finalised in May 2020.
	PSR (ref. WIE15582-102-R-2-3-1-PSR) - comprising a PRA of the northern boundary wall (external and endoscope inspection of), evening emergence and pre-dawn re-entry bat surveys at buildings and trees, bat activity and automated surveys.	PSR components undertaken between July 2019 to September 2019 with reporting finalised in May 2020.
LBRuT – ref 22/0900/OUT and 22/0902/FUL (the 2022 Planning Applications)	PEA (ref. WIE18671-103-R-1-2-4-PEA) - comprising an ecological data search, 'Extended' Phase 1 Habitat Survey (recorded to the UK Habitat Classification (UK Hab)) system, a search for common invasive floral species, and a PRA (ground based and external only) of buildings and trees.	PEA components undertaken in August and September 2021 with reporting finalised in February 2022.
	PSR (ref WIE18671-103-R-4-2-3-PSR) – comprising a PRA of the northern boundary wall (external and endoscope inspection of), evening emergence and pre-dawn re-entry bat surveys at buildings and trees, bat activity and automated surveys.	PSR components undertaken in October 2021* with reporting finalised in February 2022.

**Due to the programme of the proposed planning application (following the refusal decision at the Greater London Authority (GLA) hearing in July 2021) only a reduced level of further ecological surveys for bats (based on the results of the PEA) could be undertaken at the Site in the remaining survey period in 2021.*

Aims of this Assessment

- 1.12. The aims of this PSR are based on the findings of both the PEA and the PSR undertaken to accompany the planning applications at the Site in 2021 (**Table 1**).
- 1.13. With regards to the area of the Site where the proposed Development is to be undertaken, the PEA undertaken in 2021 assessed building 9 (the Maltings) to be a historical bat roost site, buildings 10/11 and the northern boundary wall to have moderate potential to support roosting bats, buildings 12 and 14 to have low potential to support roosting bats and buildings 6 and 15 and to have negligible potential to support roosting bats. The surveys that accompanied the PSR in 2021 did not record any roosting bats at the buildings detailed above, however, during the bat surveys a single peregrine falcon was incidentally observed on Site (single bird recorded to be calling from building 3 during the daytime on the 4th October 2021 and before sunset a single peregrine falcon was recorded roosting at building 9 (the Maltings)).

- 1.14. Due to the constraints of the PSR in 2021 (with the bat surveys having to be undertaken October 2021, outside of the optimal survey period), and with respect to the potential significant impacts (direct and/or indirect) from the proposed Development this PSR aims to;
- Present the findings of update bat and peregrine falcon surveys and outline any resulting constraints to the proposed Development; and
 - Present any required mitigation, compensation and enhancement measures in line with the Mitigation Hierarchy² and with due regards to planning policy and legislative requirements (**Appendix A**).

² BS 42020:2013 Clause 5.2

2. Methodology

Bat Surveys

Northern boundary wall Inspection

- 2.1. An inspection of the northern boundary wall (Site side) assessed to have moderate potential to support roosting bats (as a result of the PEA undertaken in 2021) within and directly adjacent to the area proposed to be used for external filming as part of the proposed Development (**Figure 2**) was undertaken on 11th and 26th July 2022.
- 2.2. The inspection was undertaken at each PRF recorded. The inspection was undertaken with the use of a digital video endoscope (Ridgid Seesnake inspection camera), inspection mirrors, binoculars, high-powered torch and a ladder when required to inspect PRFs at height. The inspection searched for evidence of bat use (such as droppings, scratch marks, staining and sightings) as well as bats themselves, and on both occasions were led by Lee Mantle MCIEEM (CV provided in **Appendix B**) who is a Natural England Class Level 2 Bat Licence holder (2015-11736-CLS-CLS).

Evening Emergence and/or Pre-Dawn Re-entry Surveys

- 2.3. Evening emergence and/or pre-dawn re-entry surveys of buildings assessed to have the potential to support roosting bats (as a result of the PEA undertaken in 2021) and that have the potential to be significantly impacted (direct and/or indirect) by the proposed Development were undertaken at:
 - Building 10/11 (denoted to be a single building) determined as having moderate potential to support roosting bats; and
 - Buildings 12 and 14 determined as having low potential to support roosting bats;
- 2.4. The evening emergence and/or pre-dawn re-entry surveys were undertaken based on current best practice guidelines³. In addition, a sufficient number of surveyors were used during each survey to ensure all of the PRFs were covered. The surveys were either led by Lee Mantle a Natural England Class Level 2 Bat Licence holder or an experienced bat surveyor. The positions of the surveyors during each survey are presented on **Figure 3**.
- 2.5. The surveys were undertaken using full spectrum Elekon Batlogger M bat detectors (with integrated digital recording and GPS) and Pettersson D240x bat detectors (with Roland Edirol recording device). This survey equipment is considered suitable for detecting all resident species of UK bats.
- 2.6. The surveys were undertaken in appropriate weather conditions and within the optimal survey period for these types of surveys. The evening emergence surveys commenced approximately 15 minutes prior to sunset and continued for at least an hour and a half thereafter. The pre-dawn re-entry surveys commenced at least an hour and a half before dawn and then 15 minutes thereafter. **Table 2** below provides a summary of the bat survey parameters.

³ Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1

Table 2: Evening Emergence and Pre-Dawn Re-Entry Bat Survey Parameters

Survey	Date	Sunset / Sunrise Time	Time Start / End (GMT+1)	Wind (Beaufort)	Cloud Cover (Oktas)	Temp Start / End (°C)
Evening emergence (B14)	20/06/2022	21.21	20:51 / 23.21	1	1/8	21 / 16
Pre-dawn re-entry (B12)	21/06/2022	04:43	03:15 / 05.00	2	2/8	14 / 12
Evening emergence (B10/11)	27/06/2022	21.23	21:00 / 23:00	2	8/8	19 / 17
Evening emergence (B10/11)	11/07/2022	21.15	20:45 / 23:15	1-2	3/8	28 / 25
Evening emergence (B10/11)	02/08/2022	20.49	20.29 / 22.49	2	1	22 / 20

Data Analysis

- 2.7. The sound recordings for the evening emergence and/or pre-dawn re-entry bat surveys were analysed using BatExplorer software. Identification of bat calls was undertaken using the parameters set out by Russ (2012)⁴.

Peregrine Falcon and Breeding Bird Surveys

- 2.8. A series of three peregrine falcon and breeding bird surveys were undertaken over the Site between June and July 2022. The surveys were undertaken by Bill Haines MCIEEM and predominantly undertaken at the buildings on Site to determine if peregrine falcon were still present given the incidental observation of a single bird calling from building 3 during the daytime on the 4th October 2021 and later that day at sunset, the observation of a single bird roosting at building 9 (the Maltings). The surveys were however also undertaken to record any breeding species on and adjacent to the Site. Due to the size of the Site three survey visits were considered to be suitable to give an overall picture of the use of the Site by breeding birds.
- 2.9. As part of the surveys a map was produced for each survey visit (**Figures 4,5 and 6**) showing the locations of all birds seen and the numbers of individuals for each survey visit. Birds seen overflying the Site but not interacting with it were not recorded.
- 2.10. The surveys were carried out in the late morning and/or afternoons and lasted approximately 2 to 3 hours in suitable weather conditions (i.e. not in heavy rain, poor visibility or wind greater than Beaufort 4). The parameters of the three breeding bird surveys are detailed in **Table 3**.

⁴ Russ, J., 2012. British bat calls: a guide to species identification. Pelagic publishing

Table 3: Peregrine Falcon and Breeding Bird Survey Parameters

Visit No.	Date	Site Arrival and Leaving Time	Cloud Cover (Oktas)	Wind		Precipitation	Temp.	Visibility
				(Beaufort)	(°C)			
1	10/06/2022	11:00 / 14:45	6/8	2		0	21	Good
2	24/06/2022	13:25 / 15:50	7-8	3-4		Short rain shower	21	Good
3	12/07/2022	13.00 / 15.20	7/8	1-2		0	29	Good

Consultation

- 2.11. To determine the level and scope of the update protected species surveys to accompany the proposed temporary filming application, e-mail consultation was issued to LBRuT on 26th May 2022. Following this e-mail, a response was provided by LBRuT detailing that the approach outlined was satisfactory, however, it would be expected that additional thermal imagery and drone surveys would be required at building 9 (the Maltings). Due to this comment additional e-mail consultation was issued to LBRuT on the 6th July 2022 and followed by a meeting the next day. As a result of the additional e-mail consultation and the meeting the need for the additional thermal imagery and drone surveys was removed given the proposed Development would have no direct or indirect impacts to building 9 (the Maltings). It was detailed that no internal filming is proposed at building B9 (the Maltings) and no lighting of this building would be required.
- 2.12. All consultation e-mails and responses with LBRuT are provided in **Appendix C**.

Constraints and Limitations

- 2.13. During the evening emergence survey at building 10/11 on the 27th June 2022 no access was possible to the Site side of the building. Instead, the survey was undertaken from the adjacent road and from vantage points through the locked gate adjacent to the security building. As a result of this constraint an additional evening emergence survey was undertaken on the 2nd August 2022 at the PRFs not covered by the survey on the 27th June 2022.
- 2.14. An inspection of the northern boundary wall was only undertaken at the Site side. As no direct impacts would result to the northern boundary wall and only indirect impacts assessed to be restricted to external lighting only, it was conceived that undertaking an inspection on the River Thames side of the northern boundary wall was not required.
- 2.15. As part of the peregrine falcon and breeding bird surveys internal access was restricted at buildings 2, 3, 4, 5, 7, 8, 9 (the Maltings), 13, 17 and 18 as the buildings has been boarded up due to structural integrity concerns. Instead, vantage points were sought during the surveys to record bird behaviour.
- 2.16. It should be noted that the building numbering referred to in this report has now been amended to align with system used for this planning application (**Figure 2**). This system therefore supersedes the numbering system used in the historical ecological assessments referenced in **Table 1**.

2.17. All other contractors, designers and the client should be aware of the following:

- The design recommendations within this report are assessed to be the most effective ecological solution at this stage of the project;
- No other pre-construction information has been provided, obtained or referred to during the preparation of this report (including, but not limited to, services information, geotechnical reports and ordnance reports);
- In deciding whether and how to progress with this project, it will be incumbent upon the client, designers and contractors to obtain and refer to relevant pre-construction and maintenance information, as required by the Construction (Design and Management) Regulations, 2015 to ensure compliance;
- Waterman can assist with the development and co-ordination of this design to support effective risk management on this project upon request.

3. Results

Bat Surveys

Northern boundary wall Inspection

- 3.1. The results of the northern boundary wall inspection (Site side) are detailed in **Table 4** below. The table details each Potential Roosting Feature (PRF) recorded. As a result of the inspections no roosting bats or signs of roosting bats were recorded.

Table 4: Results of Northern boundary wall Inspection

Potential Roosting Feature	Photographs	Northern boundary wall Inspection Results
<u>PRF 1</u>		<p>Features present on the Site side of the wall. This section of the wall has areas of paint which are peeling, that may offer temporary sheltering opportunities for roosting bats.</p> <p>No roosting bats or signs of roosting bats were recorded during the inspections on both the 11th and 26th July 2022.</p>
<u>PRF 2</u>		<p>Features present on the Site side of the wall. An open gap is present between steel supports and the wall with 14 of these features present in close succession.</p> <p>The majority of the supports are flush with the wall or with a wide gap present, however several have a 1-3cm gap present along the length of the support.</p> <p>No roosting bats or signs of roosting bats were recorded during the inspection on both the 11th and 26th July 2022.</p>

Potential Roosting Feature	Photographs	Northern boundary wall Inspection Results
<p><u>PRF 3</u></p>	 	<p>Feature present on the Site side of the wall with three of these features present in close succession. Four of these features were present on Site historically however one has been repaired due to unauthorised attempts to access the Site from the tow path adjacent to the River Thames.</p> <p>The features are bricked up on the River Thames side with some crevices allowing light penetration, with various heights of bricking up on the Site side, creating cavities between approximately 0-80cm high.</p> <p>No roosting bats or signs of roosting bats were recorded during the inspection on both the 11th and 26th July 2022</p>

Potential Roosting Feature	Photographs	Northern boundary wall Inspection Results
<p><u>PRF 4</u></p>		<p>Features present on the Site side of the wall with stress fracture creating crevices between the brickwork and exposed hole where it is assumed old pipework was present.</p> <p>The stress fracture commencing 1.5m above ground level to a height of 3.5m. A crevices are present between 1.5 to 3cm wide, 6cm in height (height of the brick) and protrudes back 8cm.. Thick spider webs present in the majority of crevices.</p> <p>Pipehole is present 2m above ground level, 9cm in diameter and protrudes back 20cm. Debris, a moth and snails were recorded to be present.</p> <p>No roosting bats or signs of roosting bats were recorded during the inspection on both the 11th and 26th July 2022</p>

Evening Emergence and Pre-Dawn Re-entry Surveys

- 3.2. The following results section should be read in conjunction with the bat surveyor positions detailed on **Figure 3**. In summary, no bats were observed emerging from or entering buildings 10/11, 12 or 14. However, foraging and commuting activity by common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula* and serotine *Eptesicus serotinus* were recorded during the surveys, as detailed within **Table 5** below.

Table 5: Results of Evening Emergence and Pre-Dawn Re-Entry Bat Surveys

Building Number	Survey Type / Date	Survey Results
Evening emergence (14)	20/06/2022	Foraging and commuting activity from common pipistrelle (18 recordings), soprano pipistrelle (4 recordings) and noctule (20 recordings) bats starting 30 minutes after sunset with one common pipistrelle seen foraging south to north-west around the buildings edge.
Pre-dawn re-entry (12)	21/06/2022	Foraging and commuting activity from common pipistrelle (48 recordings), soprano pipistrelle (8 recordings) and noctule bats (11 recordings). Mainly common pipistrelle were recorded, with this species seen commuting around the western edge of the building on four occasions during the survey.
Evening emergence (B10/11)	27/06/2022	Foraging and commuting activity from common pipistrelle (27 recordings), soprano pipistrelle (16 recordings) noctule (2 recordings) and serotine (2 recordings) bats. Three common pipistrelle were seen foraging in the courtyard and towards the chimney, and one soprano pipistrelle was seen foraging in the courtyard. Serotine was first recorded on Site two hours after sunset.
Evening emergence (B10/11)	11/07/2022	Foraging and commuting activity from common pipistrelle, soprano pipistrelle, and noctule bats. Mostly common pipistrelle and soprano pipistrelle were recorded with common pipistrelle seen foraging by a tree adjacent to the building, and a number of other common pipistrelle seen commuting throughout the survey. The first bat recorded on Site was a noctule 15 minutes after sunset.
Evening emergence (B10/11)	02/08/2022	Foraging and commuting activity from soprano pipistrelle only. Activity was heard away from the building. The first bat recorded on site was 53 minutes after sunset.

Peregrine Falcon and Breeding Bird Surveys

- 3.3. The following results section should be read in conjunction with **Figure 4, 5 and 6**. In summary a total of 12 bird species were seen either on or immediately adjacent to the Site. Birds seen overflying the Site but not interacting with it were not recorded.
- 3.4. No peregrine falcon *Falco peregrinus* were recorded on any of the three visits. It is thought that the incidental recording of the peregrine in October 2021 was a single occurrence. This is supported by the consultation previously undertaken with the London Peregrine Partnership (LPP) on the 28th September 2021 regarding the presence of peregrine falcons at the vicinity of the Site. As part of this consultation LPP stated that no known records of breeding pairs are in the local area either recent or historical.
- 3.5. Feral pigeon *Columba livia* was the only species proven to be breeding on Site as confirmed within building 3. In addition, feral pigeon nesting was confirmed at building 6, 8, 9 and 17 and other

activity (perching flying in/out etc) confirmed at buildings 3, 4, 5, 12 and 13. Grey wagtail were recorded signing and lesser black backed gull perching on/from the roof of building 12. The results of the building inspections undertaken during Site visits 1 to 3 are detailed in **Appendix D, E and F.**

- 3.6. A list of the species recorded and their likely breeding status is detailed in **Table 6.** This table also details each species recorded on each survey visit along with their notable status.

Table 6: Results of Peregrine Falcon and Breeding Bird Surveys

Bird Species	Species Code	Notable Status	Likely Breeding Status	Number of Birds Recorded Per Visit	Total Number of Birds Recorded
Lesser black-backed gull <i>Larus fuscus</i>	LB	Amber	Possible breeding	Visit 1 (10 June 2022) - 2 Visit 2 (14 June 2022) - 6 Visit 3 (12 July 2022) - 2	10
Feral pigeon <i>Columba livia</i>	FP	N/A	Confirmed breeding	Visit 1 (10 June 2022) - 50 Visit 2 (14 June 2022) - 22 Visit 3 (12 July 2022) - 28	100
Wood pigeon <i>Columba palumbus</i>	WP	Amber	Probable Breeding	Visit 1 (10 June 2022) - 2 Visit 2 (14 June 2022) - N/A Visit 3 (12 July 2022) - 2	4
Magpie <i>Pica pica</i>	MG	N/A	Possible breeding	Visit 1 (10 June 2022) - 2 Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - N/A	3
Carrion crow <i>Corvus corone</i>	C.	N/A	Possible breeding	Visit 1 (10 June 2022) - 2 Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - 4	7
Wren <i>Troglodytes troglodytes</i>	WR	Amber	Possible breeding	Visit 1 (10 June 2022) - N/A Visit 2 (14 June 2022) - N/A	1

Bird Species	Species Code	Notable Status	Likely Breeding Status	Number of Birds Recorded Per Visit	Total Number of Birds Recorded
				Visit 3 (12 July 2022) - 1	
Starling <i>Sturnus vulgaris</i>	SG	Red and S41 NERC Act 2006	Probable breeding	Visit 1 (10 June 2022) - N/A Visit 2 (14 June 2022) - N/A Visit 3 (12 July 2022) - 20	20
Robin <i>Erithacus rubecula</i>	R.	N/A	Possible breeding	Visit 1 (10 June 2022) - 1 Visit 2 (14 June 2022) - N/A Visit 3 (12 July 2022) - N/A	1
House sparrow <i>Passer domesticus</i>	HS	Red and S41 NERC Act 2006	Probable breeding	Visit 1 (10 June 2022) - N/A Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - N/A	1
Grey wagtail <i>Motacilla cinerea</i>	GL	Amber	Probable breeding	Visit 1 (10 June 2022) - 1 Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - N/A	2
Pied wagtail <i>Motacilla alba</i>	PW	N/A	Possible breeding	Visit 1 (10 June 2022) - 1 Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - N/A	2
Goldfinch <i>Carduelis carduelis</i>	GO	N/A	Possible breeding	Visit 1 (10 June 2022) - N/A Visit 2 (14 June 2022) - 1 Visit 3 (12 July 2022) - 1	2

4. Discussion and Recommendations

Bats

- 4.1. As a result of the updated northern boundary wall inspections and evening emergence and pre-dawn re-entry surveys at buildings 10/11, 12 and 14 roosting bats are assessed to be likely absent from these structures and direct impacts as part of the proposed Development can reasonably be ruled out.
- 4.2. There will be a requirement for some minimal lighting of the external film sets, as well as minimal lighting for safety purposes for vehicular and pedestrian routes. At present, the exact specification and details of the set lighting (including exact location and heights) are unknown. However, at this stage, it can be committed that:
 - Any lighting would be directional on to the sets only, and would avoid upwards light spill;
 - No lighting rigs would be used;
 - There would be no lighting of semi-natural habitats such as trees;
 - There would be no lighting of the Maltings Building (Building 9); and
 - No lighting of the sets would occur other than within the hours of operation of the Site (i.e. 6am-9pm Monday to Friday and 8am-4pm Saturday and Sunday), unless otherwise agreed in writing with the local planning authority.
- 4.3. These commitments should minimise up-lighting that could indirectly impact foraging and commuting bats on/above the Site and those utilising the River Thames (where up-lighting has the potential to spill over the northern boundary wall that is circa 4-5m in height). In addition, such commitments will 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 during a pre-dawn re-entry survey on 3rd August 2022) have been recently recorded as part of survey to accompany the 202 Planning Applications.
- 4.4. Although no roosting bats have been recorded at buildings 10/11, 12 and 14, 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 (as detailed in **Appendix C**) in line with the NPPF, London Planning Policy and Local Planning Policy LP 15 '*Biodiversity*' at the adjacent Mortlake Green (local public greenspace) as detailed in paragraph 4.7.

Peregrine Falcon and Breeding Birds

- 4.5. As a result of the peregrine falcon and breeding bird surveys undertaken at the Site, peregrine falcons are likely to be absent, however breeding feral pigeons have been confirmed at building 3. In addition, feral pigeon nesting was confirmed at building 6, 8, 9 and 17 and other activity (perching flying in/out etc) confirmed at buildings 3, 4, 5, 12 and 13. Grey wagtail were recorded signing and lesser black backed gull perching on/from the roof of building 12.
- 4.6. All of these buildings will not be subject to internal temporary film production operations and ancillary activities, apart from building 12. At building 12, although no breeding or nesting birds were recorded, but given the grey wagtail, lesser black backed gull and feral pigeon (single bird recorded to be flying out of the east side of the building) activity witnessed, as a precautionary measure the Applicant has committed to an Ecology Clerk of Works (ECoW) 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 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 (as fully detailed in **Appendix A**)

- 4.7. Although breeding/nesting birds have not been recorded at buildings 10/11, 12 and 14, 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 (as detailed in **Appendix C**) in line with the NPPF, London Planning Policy and Local Planning Policy LP 15 'Biodiversity' at the adjacent Mortlake Green (local public greenspace) as detailed in paragraph 4.7.

Ecological Enhancement

- 4.8. 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 provision of the enhancement measures will be secured by legal agreement.
- 4.9. 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 2022 Planning Applications 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.

5. Conclusions

- 5.1. No roosting bats, breeding or nesting birds have been recorded at buildings 10/11, 12, 14 and 15 that could be directly impacted on as part of the proposed Development.
- 5.2. To prevent any significant indirect impacts set of commitments pertaining to the proposed lighting have been made in order to prevent any lighting/spill on building 9 (the Maltings) and to ensure no up-lighting is permitted. In addition, and as a precautionary measure the Applicant has committed to an ECoW undertaking a final inspection of building 12 prior to the proposed Development works commencing at this building to ensure no birds have started to breed/nest at the buildings.
- 5.3. Ecological enhancement measures as part of the proposed Development will be provided off Site at Mortlake Green (local public greenspace), and secured by legal agreement.
- 5.4. Should there be a period of greater than 18 months since the time of the surveys detailed within this report were undertaken and the commencement of the proposed Development, update surveys further update surveys could be required in agreement with LBRuT.

FIGURES

Figure 1: Site Location Plan (ref. WIE18671-113_GR_PSR_1A)

Figure 2: Proposed Development (ref. WIE18671-113_GR_PSR_2A)

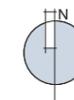
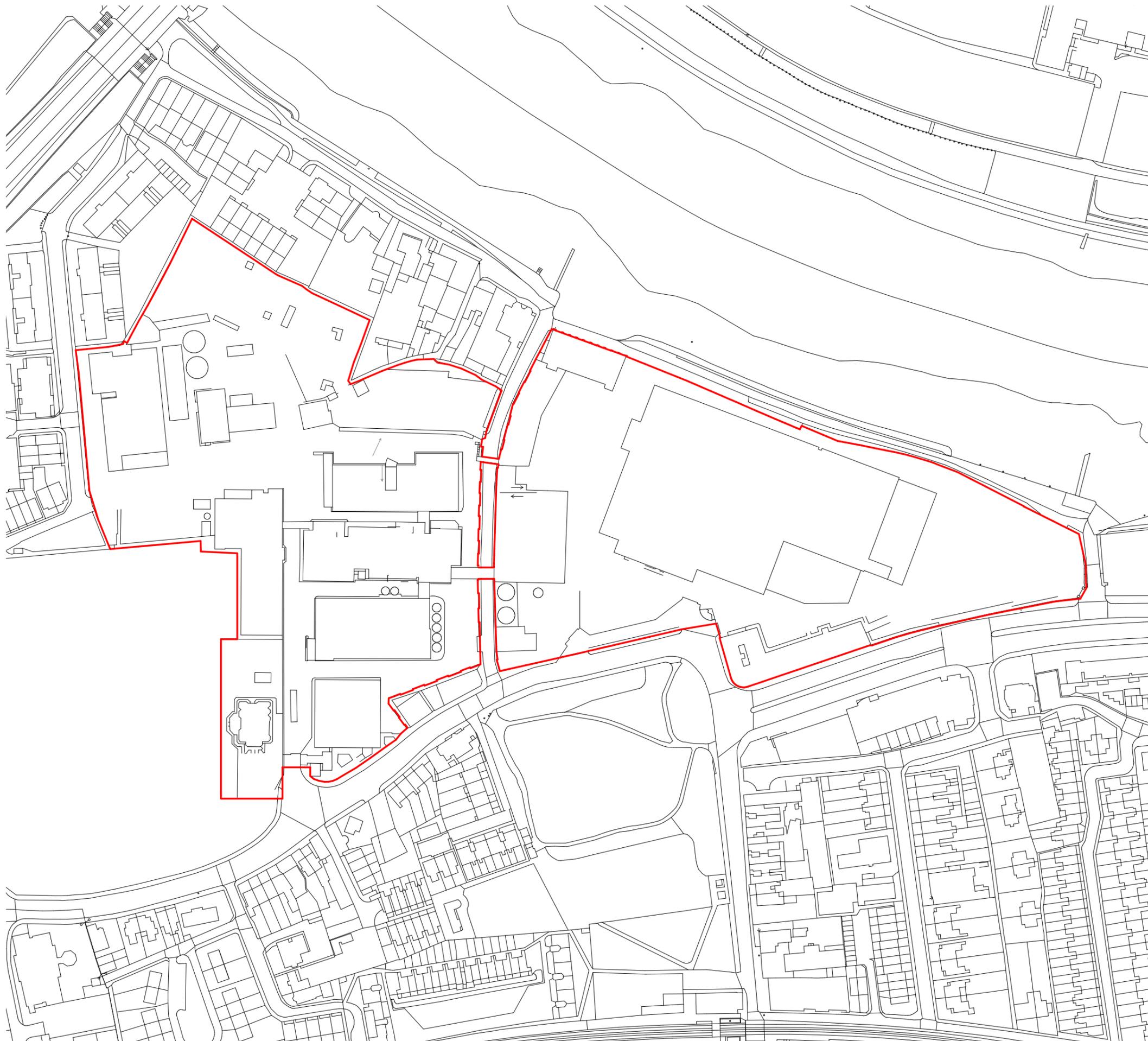
Figure 3: Evening Emergence and/or Pre-Dawn Re-Entry Bat Surveyor Locations (ref. WIE18671-113_GR_PSR_3A)

Figure 4: Peregrine Falcon and Breeding Bird Survey Map – 10th June 2022 (ref. WIE18671-113_GR_PSR_4A)

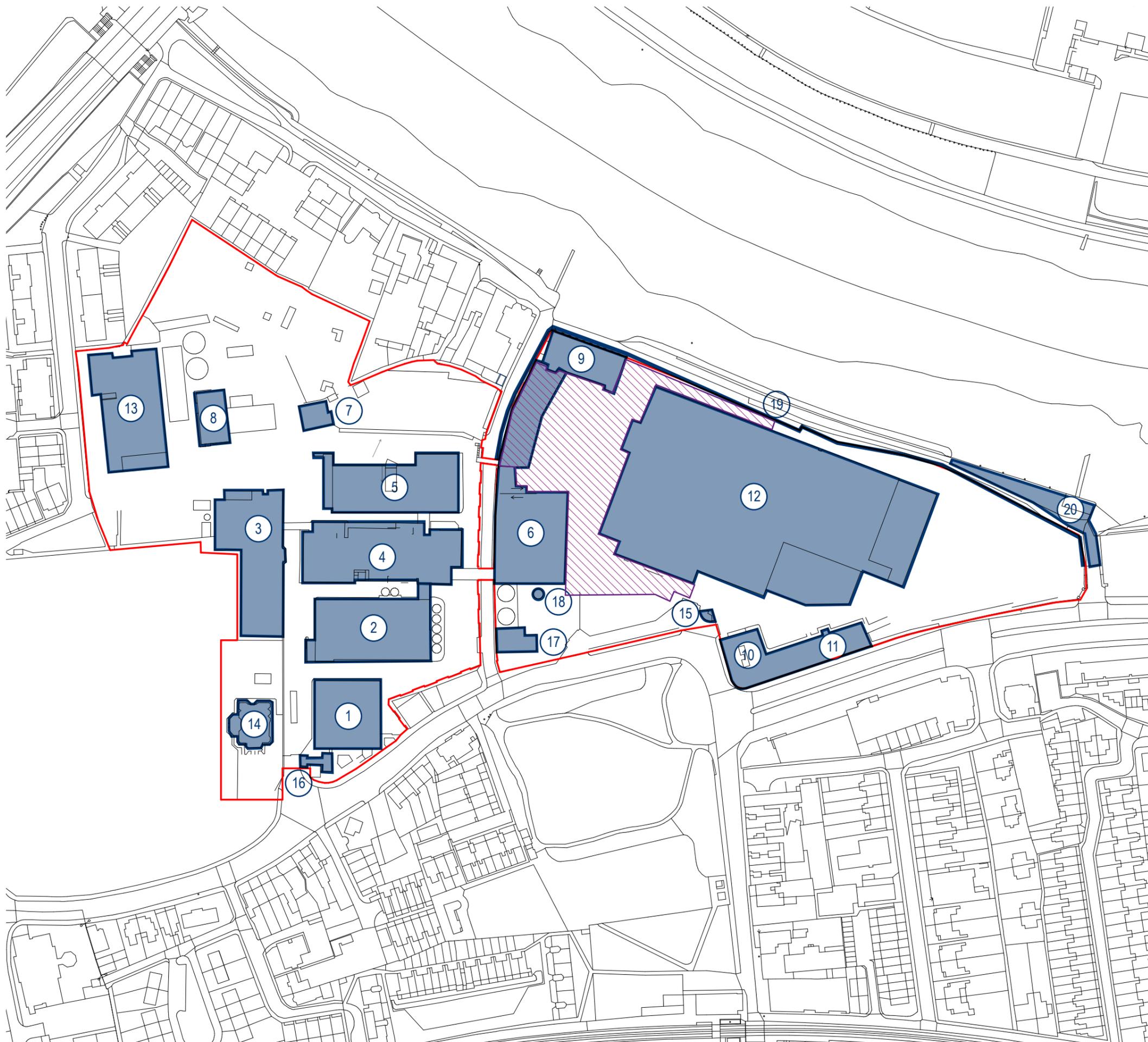
Figure 5: Peregrine Falcon and Breeding Bird Survey Map – 24th June 2022 (ref. WIE18671-113_GR_PSR_5A)

Figure 6: Peregrine Falcon and Breeding Bird Survey Map – 12th July 2022 (ref. WIE18671-113_GR_PSR_6A)

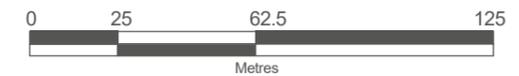
 Site Boundary



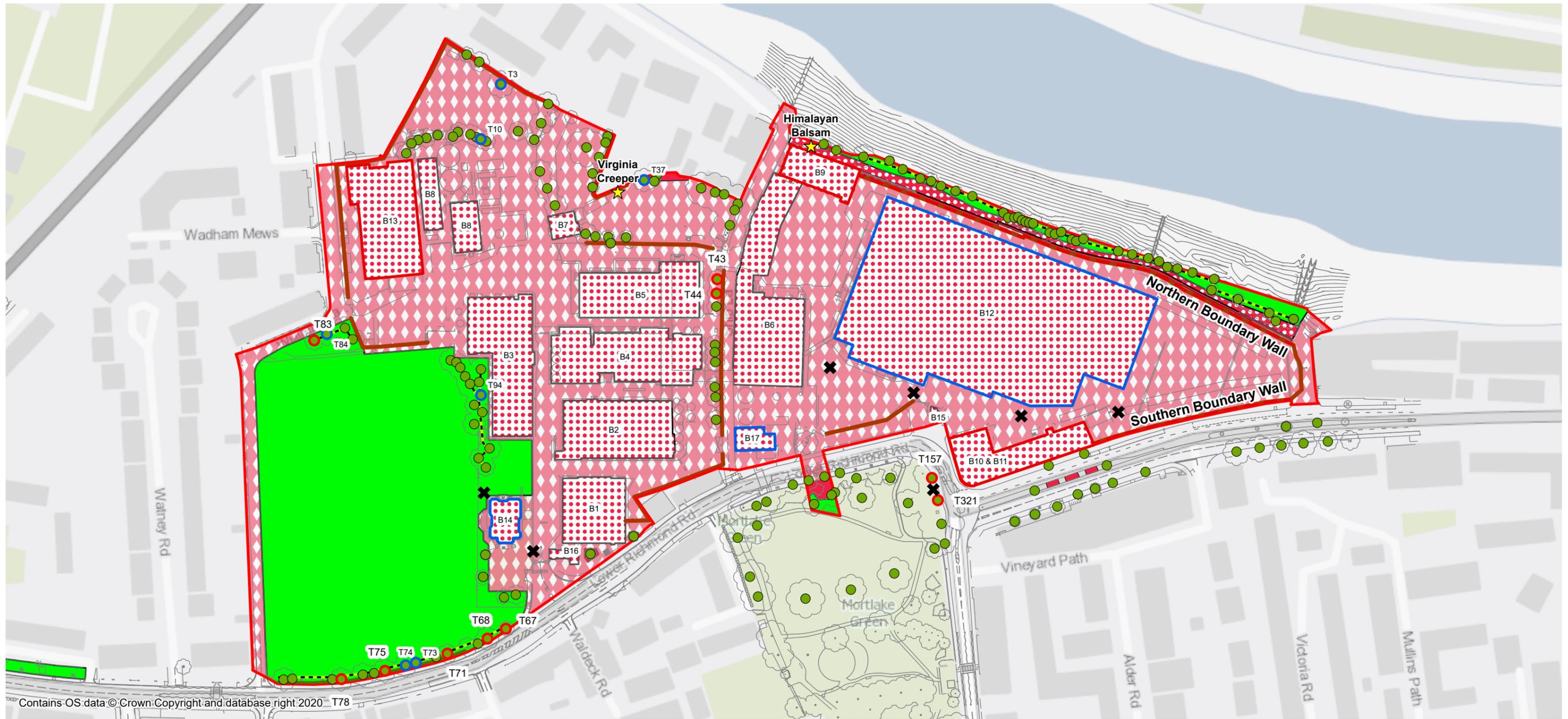
Project Details	WIE18671-113: Stag Brewery Temporary Use Planning Application
Figure Title	Figure 1: Site Location Plan
Figure Ref	WIE18671-113_GR_PSR_1A
Date	August 2022
File Location	\\s-incs\wiel\projects\wie18671\113\graphics\psr\issued figures



- | | |
|--------------------|---|
| Site Boundary | External Filming Use Area |
| P.O.B | Former Bottling Hall |
| Brewhouse | Packaging |
| Process Building | Stable Court |
| Chip Cellar | Sports Club |
| Finishing Cellar | East Gatehouse |
| Power House | West Gatehouse |
| Powder Store | CO2 Block |
| Effluent Treatment | Chimney Stack |
| Maltings | River Wall |
| Former Hotel | Railway Tracks, Granite Paving and River Moorings |

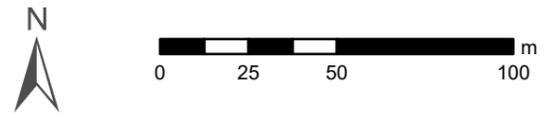


Project Details	WIE18671-113: Stag Brewery Temporary Use Planning Application
Figure Title	Figure 2: Existing Buildings and Structures on the Site
Figure Ref	WIE18671-113_GR_PSR_2A
Date	August 2022
File Location	\\s-inc\wiel\projects\wie18671\113\graphics\psr\issued figures



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- | | | |
|--|---|---------------------------------------|
| Planning Application Boundary | Wall - u1e - 68, 80 | Buildings with Low Bat Potential |
| Modified Grassland - g4 - 64, 66, 75, 76 | Hedgerow - h2b - 17, 48, 1160 | Buildings with Moderate Bat Potential |
| Ornamental Planting - u - 48, 80, 1160 | Line of Trees - w1g6, 76 | Features with Moderate Bat Potential |
| Artificial Unvegetated Unsealed Surface - u1c - 17, 80 | Urban Tree - u - 1170 | Invasive Species |
| Buildings - u1b5 - 97 | Trees with Low Bat Roost Potential | Surveyor Locations |
| Hardstanding - u1b6 - 111 | Trees with Moderate Bat Roost Potential | |

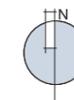


Project Details	WIE18671-113: Stag Brewery
Figure Title	Figure 3: Habitat Features (UK Habs)
Figure Ref	WIE18671-113-GIS-PSR-3A
Date	August 2022
File Location	\\s-incswiel\projects\wie18671\113\gis\psr
	www.watermangroup.com



- ◆ Displaying
- Calling
- ★ Singing
- Visual
- ✧ Nest
- Flying Around
- ▭ Site Boundary
- © Google Satellite

Stag Brewery - Visit 1
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Project Details	WIE18671-113: Stag Brewery Temporary Use Planning Application
Figure Title	Figure 4: Peregrine Falcon and Breeding Bird Survey Map – 10th June 2022
Figure Ref	WIE18671-113_GR_PSR_4A
Date	August 2022
File Location	\\s-inc\wiel\projects\wie18671\113\graphics\psr\issued figures