


*I hope this provides a useful synopsis of the ecology aspects we discussed and agreed...and an update with regards to the surveys undertaken (to date) for both applications and is a true reflection of events, however if you have any queries please let me know.*

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**From:** Anna Gargan  
**Sent:** 07 July 2022 10:05  
**To:** Suzanne Thurtle

**Subject:** RE: Ecology meeting - Stag

Hi Lucy, Tasha,

Ahead of this morning's ecology meeting, please see a note provided by Watermans below covering the proposed approaches for both the temporary and masterplan applications.

Speak soon,  
Anna

*Thank you for agreeing to attend the Stag Brewery meeting tomorrow to discuss ecological aspects following comments received from yourselves on behalf of LBRuT on both the temporary filming and hybrid application. I have set out Waterman's response to the comments to look to agree the scope and level of additional ecological surveys moving forward.*

**Temporary Filming Application**

*On 26<sup>th</sup> May 2022 my colleague Ellen Smith issued an e-mail directly to Tasha Hunter to advise LBRuT of the proposed ecological surveys to be undertaken to accompany the forthcoming renewal of the temporary application. It is proposed that the scope of additional ecological surveys are based on the findings of the Preliminary Ecological Appraisal (PEA Ref WIE18761-103-1-2-4-PEA) and Protected Species Report (PSR Ref: WIE18671-103-R-4-2-3-PSR) undertaken between August and October 2021 (in respect of the March 2022 Environmental Statement submitted for the hybrid planning application). Given that the age of the bat surveys undertaken as part of the above reports in 2021 and that some surveys were undertaken at the end of the recognised bat active period in October, additional surveys to accompany the renewal of the temporary application are proposed.*

*For bats this will include the following evening emergence or pre-dawn re-entry surveys at buildings B10, B11, B12 and B14 where filming works are proposed at the buildings internally and along part of the northern boundary wall located directly adjacent to a proposed external lighting area (please refer to attached building plan attached for building numbers and the updated plan that shows the current external lighting area, please note however that no lighting will occur at*

building B9 the Maltings) as set out below.

- The provision of a single evening emergence or pre-dawn re-entry survey at building B14 and B12 both assessed as having low potential to support roosting bats as detailed in the PEA in 2021;
- The provision of a single evening emergence and a separate pre-dawn re-entry survey at building B10 and B11 assessed as being a single building with moderate bat potential as detailed in the PEA in 2021.
- Part of the northern boundary wall will be subject to two endoscope inspections (two weeks apart).

In line with industry guidance (Collins, J. 2016) the survey work would be undertaken between May to August, however we would programme the surveys to be completed by the end of July.

Due to the recorded presence of a single roosting peregrine falcon at building B9 (the Maltings) and calling from B3 in October 2021, we are also proposing to undertake further survey effort for this species over the Site to determine if any other buildings are being utilised by the species. The survey work for peregrine falcon at all buildings which would be subjected to building works, would comprise:

- An inspection of the buildings (where suitable and safe access can be provided) to search for signs of roosting activity in early June followed by two surveys to record behaviour of the species on and in the vicinity of the Site in June/July. It should be noted that the timing for these surveys are somewhat late in the season, however, it is assessed that an adequate baseline would still be collated on which to accompany the renewal of the temporary application. The work would be undertaken based on industry guidance (Gilbert et al 1998).

In addition to the above we note that under the London Plan 2021 and other local planning policy that there is a policy requirement to provide an ecological enhancement at the Site. However and given the temporary nature of the application which will not include any groundworks/landscaping, it is not viable to provide ecological enhancement for this application. However, it should be noted that the hybrid planning application provided a design stage biodiversity net gain assessment and has a long term commitment to provide ecological enhancement at the site.

Comments issued by Lucy Thatcher on behalf of LBRuT regarding this approach are detailed below in yellow along with Waterman's response.

1. Need the bat surveys that are being undertaken in (June / July) – based on the correspondence from Ellen Smith to Tasha Hunter – she is satisfied with the approach proposed for the additional surveys. However, she expects additional bat assessment (thermal imagery) and drones to ensure a proper look at the top of building 9. The surveys are currently programmed to be completed in July 2022. No impacts are anticipated at building B9 (the Maltings) as no internal filming works are proposed at this building and no lighting of this building is proposed. As no impacts to building B9 (the Maltings) are anticipated we see no reasons for thermal imagery surveys at this building. No internal surveys are possible inside of building B9 (the Maltings) due to structural integrity issues that is preventing a full asbestos survey, in addition we understand that the building is full of pigeons that in itself will have its own health and safety risks. It is also queried if drone surveys would be practical as we understand that internally building B9 (the maltings) is

*cluttered with scaffolding. In addition we query what additional and useful information drone surveys would provide.*

2. *Ecological enhancement statement – the document states it is not necessary / reasonable – however, the conclusion is subject to the findings of the bat and peregrine falcon surveys being undertaken on Site in June/July 2022. Agreed, any mitigation and enhancement measures for these species recorded by the additional surveys outlined above will be provided within a technical appendix to the ecology section of the Environmental Assessment report.*
3. *Protected species report 2022 – refer to redevelopment application. I am sorry but I do not understand this comment?*

*We note that as part of the comments received from LBRuT only bat surveys were referred. We therefore are not planning to undertake any other additional notable or protected species surveys.*

*In addition I will prepare a spreadsheet detailing the finding of the surveys that have been completed to date (no bat roosts or signs of peregrine falcon recorded to date) and update it on a regular basis for all concerned as they progress.*

**Anna Gargan**

Associate

#### D. Results of Nesting Bird Building Check – 10 June 2022

Building Number	Exterior	Interior
1	N/A – no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
2	N/A – no signs of nesting birds recorded, however no access to check behind pipes on east side of building	No access
3	Holes in east side of building. Evidence of feral pigeon inside. Young feral pigeon calling ( <b>assessed to be breeding</b> )	No access
4	N/A – However north and south side of the building is part-demolished so access for nesting/breeding birds exists. Feral pigeons seen to fly out from south side of the building	No access
5	Holes in east side of the building. Feral pigeon seen entering.	No access
6	Likely to be feral pigeon nests in roof area	Restricted access. Approximately 7+ feral pigeon nests though no signs of any supporting young
7	Hole in building fabric on south side that could be accessed by birds	No access
8	Holes in windows on north side of the building	No access
9	Feral pigeon perching on outside - pigeon spikes on most windows	Restricted access. No young heard from bottom of stairwell - breeding status inconclusive
10	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
11	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
12	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
13	Nothing on main building but pigeon netting in poor repair in loading bay on south side and feral pigeon singing	No access
14	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
15	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
16	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
17	Feral pigeon - 1 nest	No access
18	N/A - no signs of nesting birds recorded	No access
19	N/A - no signs of nesting birds recorded	N/A – Wall.

## E. Results of Nesting Bird Building Check – 24 June 2022

Building Number	Exterior	Interior
1	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
2	N/A - no signs of nesting birds recorded	No access
3	N/A - no signs of nesting birds recorded	No access
4	N/A - no signs of nesting birds recorded	No access
5	N/A - no signs of nesting birds recorded	No access
6	N/A - no signs of nesting birds recorded	Restricted access. Approximately 7+ feral pigeon nests though no signs of any supporting young
7	N/A - no signs of nesting birds recorded	No access
8	N/A - no signs of nesting birds recorded	No access. Feral pigeon flew inside - nesting
9	FP perching on building	Restricted access. No young heard from bottom of stairwell - breeding status inconclusive. Feral pigeon flew inside - nesting
10	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
11	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
12	Grey wagtail singing from roof. Lesser black-backed gull perched on roof	N/A - no signs of nesting birds recorded
13	N/A - no signs of nesting birds recorded	No access
14	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
15	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
16	N/A - no signs of nesting birds recorded	N/A - no signs of nesting birds recorded
17	N/A - no signs of nesting birds recorded	No access
18	N/A - no signs of nesting birds recorded	No access
19	N/A - no signs of nesting birds recorded	N/A – Wall.

## F. Results of Nesting Bird Building Check – 12 July 2022

Building Number	Exterior	Interior
1	N/A	N/A - no signs of nesting birds recorded
2	N/A	No access
3	4 feral pigeons on roof	No access
4	Feral pigeon flew out; 2 feral pigeons perching on outside of building	No access
5	Feral pigeon flew out from the east side of the building	No access
6	2 feral pigeons flew out from the building. Starling singing from roof	Restricted access. Approximately 7+ feral pigeon nests though no signs of any supporting young
7	N/A	No access
8	N/A	No access. Feral pigeon flew inside - nesting
9	All windows except one now blocked off. Feral pigeon on ledge of open window	Access to stairwell. Feral pigeon heard flapping inside. No young heard.
10	N/A	N/A - no signs of nesting birds recorded
11	N/A	N/A - no signs of nesting birds recorded
12	Feral pigeon flew out from east side of the building	N/A - no signs of nesting birds recorded
13	N/A	No access
14	N/A	N/A - no signs of nesting birds recorded
15	N/A	N/A - no signs of nesting birds recorded
16	N/A	N/A - no signs of nesting birds recorded
17	N/A	No access
18	N/A	No access
19	N/A	N/A – Wall.



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