

# Stag Brewery – Permanent Filming Use Application

## Ecological Enhancement Statement

**Date:** July 2023  
**Client Name:** Reselton Properties Ltd  
**Document Reference:** WIE18671-116-R.19.4.3.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)

Issue	Prepared by	Checked by	Approved by
Fourth	Lee Mantle Ecologist	Ellen Smith Principal Consultant	Ros Boalch Associate Director



## 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 permanent use of land for film production operations and ancillary activities at the former Stag Brewery site (hereafter referred to as the 'Site'). The application would be limited in duration by a legal agreement, so that it would not preclude the hybrid 2022 planning application being considered at the Site (Application A, planning ref: 22/0900/OUT) and the detailed school application (Application B, planning ref: 22/0902/FUL) coming forward as and when these are granted planning permission. The Site is located in Mortlake, southwest 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 planning permission (hereafter referred to as the proposed 'Development') with film production operations and ancillary activities limited internally to buildings 10/11, 12, 14 and 15 as well as yard areas in the east of the Site (including parking) (**Figure 2**). Filming will also take place externally (**Figure 2**) 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 proposed Development please refer to the Environmental Assessment Report submitted with the planning application.

### 3. Existing Site

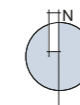
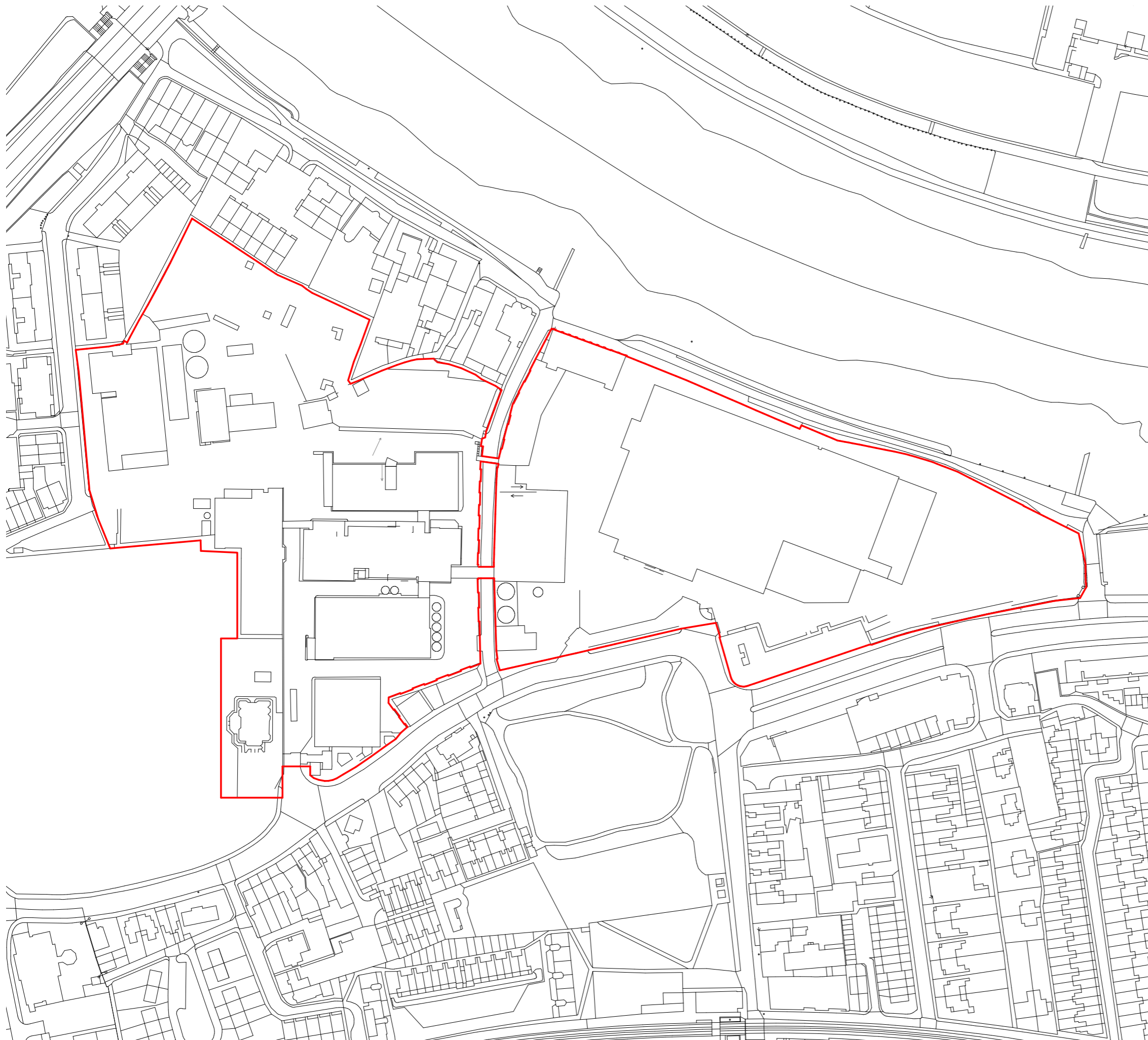
- 3.1. The Site comprises the former Stag Brewery estate. This includes circa 15 industrial buildings surrounded largely by hardstanding, which was used for vehicle movements and parking, and a brick wall perimeter circa 3m Above Ground Level (AGL). The Stag Brewery ceased operations in late 2015 and 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

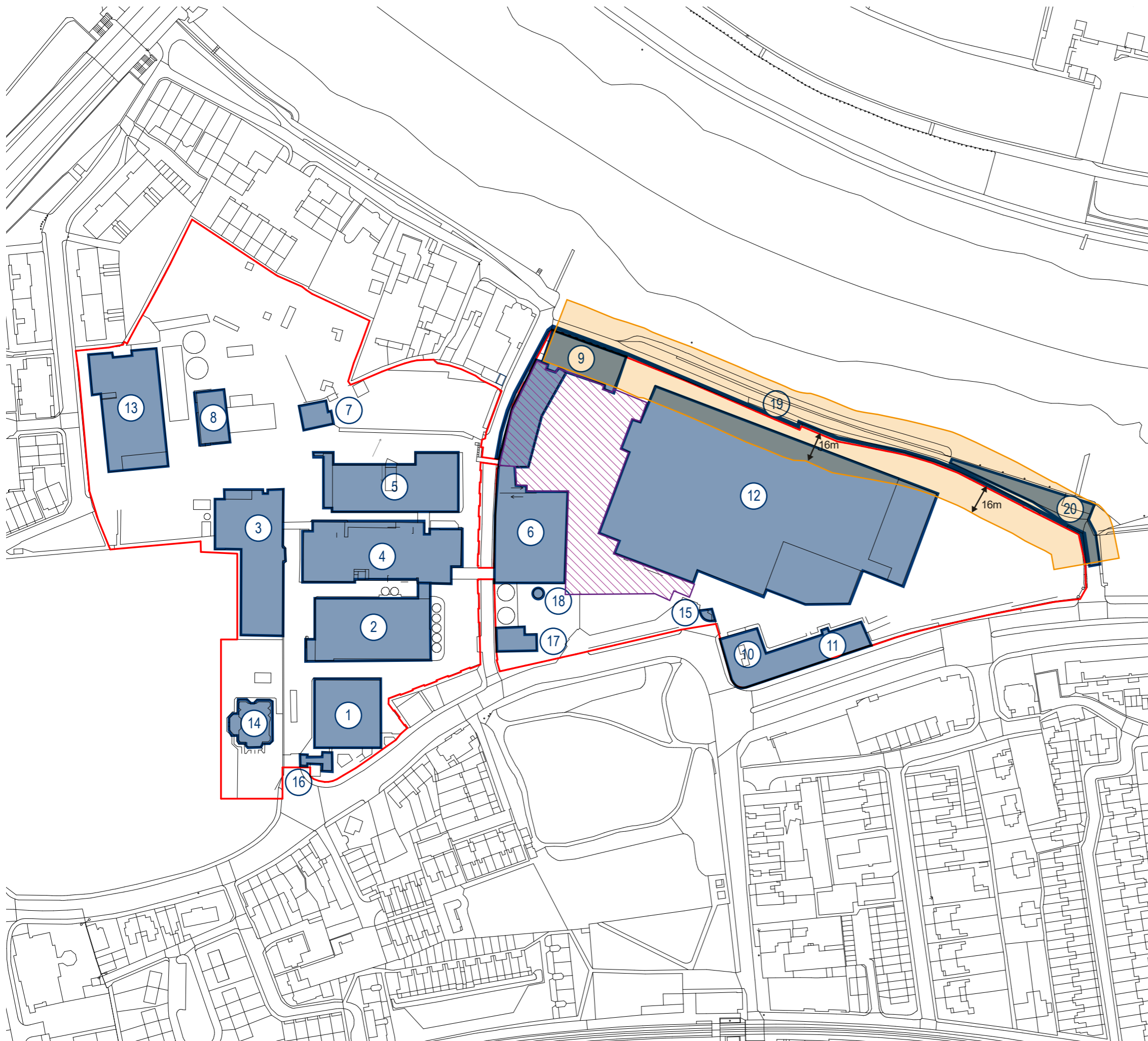
- 4.1. To accompany this planning application ecological surveys for legally protected species have been undertaken, thus building on historical ecological work at the Site as detailed in the Protected Species Report (PSR) submitted with the planning application. As agreed with LBRuT (consultation included 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 filming shall take place (**Figure 2**) and therefore direct impacts as part of the proposed Development can reasonably be ruled out. Nonetheless indirect impacts such as disturbance from operations in these areas will need to be controlled to ensure that any light spill is minimised, and no significant light spill occurs to building 9 (the Maltings) where a pipistrelle day roost was last recorded in 2019 (but not recorded during more recent surveys in 2022). 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 3<sup>rd</sup> 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 school application (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 filming area) and the proposed Development will not result in the removal of any buildings or vegetation; ecological enhancement measures at the adjacent Mortlake Green (local public greenspace), as detailed in paragraph 4.6, would have already been provided as part of the now consented Temporary Filming application (Ref 22/1860/FUL) that covers the same Site area.
- 4.4. As a result of the peregrine falcon and breeding bird surveys undertaken at the Site, peregrine falcons are likely to be absent as detailed in the PSR submitted with the planning application. However, feral pigeons were recorded to be perching flying in/out etc at building 12 within the filming 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) undertaking a final nesting/breeding bird inspection at building 12 prior to the 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.
- 4.5. Although breeding birds have not been confirmed within the filming area and the proposed Development will not result in the removal of any buildings or vegetation; ecological enhancement measures at the adjacent Mortlake Green, as detailed in paragraph 4.6, would have already been

provided as part of the now consented Temporary Filming application (Ref 22/1860/FUL) that covers the same Site area.

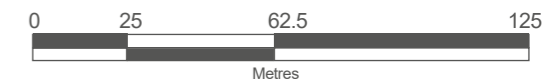
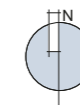
- 4.6. The ecological enhancement measures already provided at the adjacent Mortlake Green includes the provision of 5 bird and 5 bats boxes along with the creation of 3 stag beetle loggeries.
- 4.7. The requirement for a design stage biodiversity net gain (BNG) assessment to accompany the application for the proposed Development is to be confirmed with LBRuT. It should be noted however that no design stage BNG assessment was required by LBRuT to accompany the now consented Temporary Filming application (Ref 22/1860/FUL).



<b>Project Details</b>	WIE18671-116: Stag Brewery Permanent Filming Use Application
<b>Figure Title</b>	Figure 1: Planning Application Boundary
<b>Figure Ref</b>	WIE18671-116_GR_EnvR_1A
<b>Date</b>	February 2023
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|---|---|
| Site Boundary                               | External Filming Use Area                         |
| 16m Exclusion Zone from Tidal Flood Defence | Former Bottling Hall                              |
| P.O.B                                       | Packaging   |
| Brewhouse                                   | Stable Court                                      |
| Process Building                            | Sports Club                                       |
| Chip Cellar                                 | East Gatehouse                                    |
| Finishing Cellar                            | West Gatehouse                                    |
| Power House                                 | CO2 Block   |
| Powder Store                                | Chimney Stack                                     |
| Effluent Treatment                          | Flood Defence Wall                                |
| Maltings                                    | Railway Tracks, Granite Paving and River Moorings |
| Former Hotel                                |   |



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<b>Figure Title</b>	Figure 2: Existing Buildings and Structures on the Site
<b>Figure Ref</b>	WIE18671-116_GR_EnvR_2A
<b>Date</b>	February 2023
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## Our vision

***“Engineering a better environment for people and the planet”***

## Our mission

***“To solve complex problems for the benefit of clients, communities and the climate”***

## Our values

### ***People orientated***

Individually and collectively, people are our business. We strive to create environments for everyone to flourish and thrive.

### ***Flexible***

Pragmatic by nature and dedicated to getting the job done to the highest possible standard.

### ***Professional***

Operating at pace with integrity to deliver technical and robust solutions.

### ***Environmentally aware***

We understand our responsibility to the environment, it shapes our decision making and informs our practice.

### ***Innovative***

Our forensic questioning provides the ability to deliver appropriate innovations at every stage on every project.

### ***Relationship focused***

We value individuality and the benefits of working collaboratively to achieve positive outcomes for all.

