

Living Architects Ltd.  
14 Linen House  
253 Kilburn Lane  
London  
W10 4BQ

**10<sup>th</sup> June 2020**

**RE: Strathmore Centre Site, Strathmore Road, Teddington.**

To whom it may concern,

On the 3<sup>rd</sup> of June 2019 an Ecological Report was produced to establish the ecological baseline at Strathmore Road, Teddington, which was submitted to The London Borough of Richmond Upon Thames inform the planning application for a mixed-use commercial and residential development (ref: **20/0539/FUL**). Further to the works carried out to date, detailed Soft Landscaping Proposals have been produced and have been used as the basis to carry out a Biodiversity Impact Calculator using the DEFRA Metric 2.0 to quantify the impact of the proposed development on biodiversity with the aim of demonstrating a net gain in biodiversity.

The proposed development comprises three new buildings, with a mix of commercial and residential units, with associated soft landscaping and access. Proposed habitat measurements were attained using the CAD drawing of the soft landscaping plan, and compared with habitat measurements of existing habitats described in the Ecological Report.

The DEFRA Metric 2.0 output considers habitats and linear features separately. The results indicates that the proposed development will achieve a 9.97% net gain in habitats, with limited loss of existing native hedgerow with an increase in hedgerow quality as a result of enhancements associated with the development (92.61% gain in linear features). This demonstrates the proposed developments' compliance with policy LP15.

Existing areas of scrub, which are not dense or well developed and therefore of limited value, both intrinsically and to wildlife are due to be cleared under the current proposals. These areas are to be replaced with mixed native scrub with species of value to wildlife at the southern and western boundaries, providing screening and improved connectivity of the existing hedgerow within the development site. With appropriate

management this will replace lost nesting opportunities provided by the *Leylandii* hedgerow due to be removed, and provide new foraging opportunities for bats. This is to be supplemented by the planting of new trees throughout to include a mix of native species and ornamental species, and the retention of scattered onsite trees (refer to Soft Landscape Plan LIV22443\_11).

The existing boundary vegetation is to be largely retained, though will likely require some management during the construction phase to facilitate works. This is to be enhanced as described above and in line with the Soft Landscape Plan post construction and managed for wildlife thereafter.

Current proposals in conjunction with implementation of bat roosting and bird nesting provision as detailed in the Ecological Report, demonstrate that no net loss of biodiversity will be incurred as a consequence of the proposed development. Over the long term a net increase in biodiversity is expected provided that appropriate management regimes are adhered to.

If you have any further questions please do not hesitate to contact ACD Environmental Ltd.

Yours sincerely,



Hayley Roberts, MSc  
For and on behalf of ACD.