



BREEAM ECOLOGICAL ASSESSMENT

Aylesham Centre, Peckham

Client Reference: Berkeley Homes (Capital) Plc
Assystem E&I Ltd. Reference: TRI035

Issue: B

Status: Final



Document Approval Rev B

Originator :	Reviewed by :	Approved by :
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Document Issue Record

Issue :	Date :	Reason for issue	Originator :	Checked by :	Approved by :
A	07/06/2024	Draft for Comment	DM	TH	JB
B	17/03/2025	Final (amendment to reflect update in BNG)	AJM	IMG	IMG
C					
D					

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1. Executive Summary

Purpose	The purpose of this document is to provide an assessment of the potential for credit achievement of the Proposed Development under the BREEAM UK New Construction V6.1.1 Scheme, and includes appropriate evidence to demonstrate how credit criteria have been complied with.
Introduction	The site area is approximately 2.7 hectares (ha) and is currently occupied by a Morrisons supermarket and petrol station, which are connected to the Aylesham Centre. The Aylesham Centre is a retail space that occupies part of the site and extends beyond it, offering retail space that faces onto Rye Lane. The main façade of the built structure is a brickwork building with a glass roof over the atrium of the building. The site borders Rye Lane, Handover Park and Mc Kerrell Road. The surrounding area is largely comprised of commercial and residential uses, as well as Peckham Bus Station and Depot adjacent to the north.
Key Findings	The appraisal provides a review of the BREEAM criteria achievement, relating to LE02 to LE05 of BREEAM UK New Construction V6.1.1, based on the Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment reports and associated correspondence. Additional information has been provided for compliance with BREEAM criteria not covered with the PEA and BNG Assessment, and additional recommendations for inclusion in the construction phase and design made where applicable.
Recommendations	Additional recommendations have been made in the appraisal to complement the PEA and BNG Assessment and ensure delivery of criteria within the BREEAM Assessment comprise: • Appointment of a Biodiversity Champion, responsible for raising awareness of ecological issues on site and conducting site inspections through construction for ecological issues arising; and, • Adoption of Long-Term Management measures within a dedicated Landscape and Ecological Management Plan, prior to the commencement of construction to cover construction and operation.
Conclusion	The Proposed Development is considered to be eligible for the following credits, based on the information assessed and provided within the appraisal and subject to the inclusion of appropriate recommendations through the construction and operational phases: • LE02: 2 out of 2 credits; • LE03: 3 out of 3 credits; • LE04: 4 out of 4 credits plus 1 exemplary credit; and, • LE05: 2 out of 2 credits.

2. Purpose of the Document

- 2.1.1 The purpose of this document is to provide an assessment of the potential for credit achievement of the Proposed Development under the BREEAM UK New Construction V6.1.1 Scheme and includes appropriate evidence to demonstrate how credit criteria have been complied with. The assessment has been based on previous ecological assessment and recommendations, made by a suitably qualified ecologist, providing a review of the information in relation to the BREEAM criteria and providing any additional information required to fulfil the requirements of BREEAM LE02 to LE05.
- 2.1.2 This assessment has been designed to meet:
- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'¹; and
 - BREEAM UK New Construction V6.1.1 (SD5079) Scheme Manual².

3. Introduction

3.1 Background Information

- 3.1.1 This BREEAM Ecological Assessment has been prepared by Assystem on behalf of the Applicant, Berkeley Homes (Capital) Plc, to the London Borough of Southwark (LBS).
- 3.1.2 This report outlines the likely BREEAM credits achievable against the BREEAM UK New Construction Version V6.1.1 Land Use and Ecology criteria LE02-LE05, under the BREEAM UK New Construction scheme. This assessment will also provide further details on any recommended surveys, compensation, mitigation and enhancement measures where required.

3.2 Site Description

- 3.2.1 The Proposed Development site is located at the Aylesham Centre, Hanover Park, London SE15 5EW ('the Site'). The total area of the Site is 2.7 hectares.
- 3.2.2 The Site is located within Peckham town centre within the administrative boundary of the London Borough of Southwark ('LBS'). Rye Lane bounds the Site to the west, Hanover Park to the south and McKerrill Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.
- 3.2.3 The surrounding area is characterised by typical town centre uses, with a broad mix of convenience and comparison retailers; leisure and other commercial uses; and residential. Building heights within the surrounding area are mixed, ranging from three storeys along Rye Lane and Hannover Park to 20 storeys at the Clifton Estate. The existing buildings (on the Site) are not listed at either Statutory or Local level. The closest listed buildings are located at 58 Peckham High Street and Baptist Chapel, Rye Lane. Immediately north of the Site, is the former Jones and Higgins building and immediately to the south of

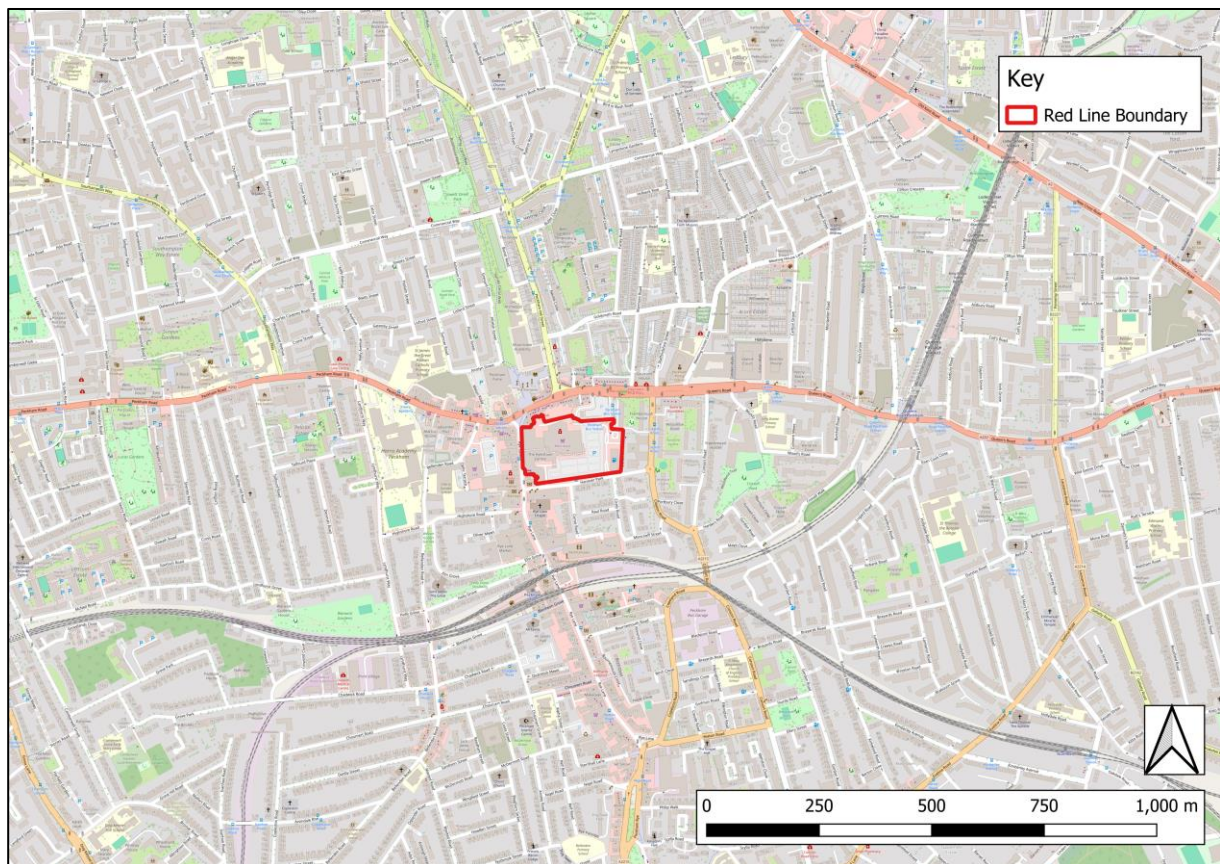
¹ BSI (2013) British Standard 42020:2013 Biodiversity – Code of Practice for Planning and Development. British Standards Institute, London.

² Building Research Establishment (2023) BREEAM UK New Construction. Technical Manual SD5079

the Site is 47-79 Rye Lane, both of which are locally listed. The western part of the Site (fronting onto Rye Lane) falls within the Rye Lane Peckham Conservation Area.

- 3.2.4 The wider surrounding area is undergoing a significant period of change, with a number of significant planning permissions approved in the last 10 years, including Peckham Place, 97 Peckham Road, Peckham Rye Station, Eagle Wharf and Summer house and Flax Yard. In addition, a number of sites have been allocated for development within the Site's vicinity, including Blackpool Business Park and Copeland Industrial Estate.
- 3.2.5 The Site and surrounding area are identified in Figure 1 below.

Figure 1: Site Location (Contains map data from © OpenStreetMap)



3.3 Scope of Works

- 3.3.1 The purpose of this document is to provide an assessment of the potential for credit achievement of the Proposed Development under the BREEAM UK New Construction V6.1.1 Scheme and includes appropriate evidence to demonstrate how credit criteria have been complied with.
- 3.3.2 Additional evidence requirements not covered within the existing report have been provided, where possible, to fully comply with the credit requirements.

3.4 Quality Assurance

- 3.4.1 All lead Assystem ecologists are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work.
- 3.4.2 The BREEAM assessment criteria require evidence *“that the ecology survey was carried out by a competent individual such as: copies of relevant documents, qualifications, CV or industry membership”*.
- 3.4.3 The definition of *“Suitably Qualified Ecologist”* (SQE) is defined as *‘an individual achieving all the following items can be considered to be “suitably qualified” for the purposes of BREEAM compliance’*:
1. Holds a degree or equivalent qualification in ecology or in a related subject comprising a significant ecology component.
 2. Is a practising ecologist, with a minimum of three years relevant experience (within the last five years). Such experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement, and mitigation measures. The relevant experience must relate to the country that the assessment is being carried out in.
 3. Is covered by a professional code of conduct and subject to peer review. Full members of the following organisations are deemed Suitably Qualified Ecologists:
 - a) Chartered Institute of Ecology and Environmental Management (CIEEM)
 - b) Chartered Institute of Water and Environmental Management (CIWEM)
 - c) Institute of Environmental Management and Assessment (IEMA)
 - d) Landscape Institute (LI)
 - e) The Institute of Environmental Sciences (IES)
- 3.4.4 A Preliminary Ecological Appraisal (PEA) (Reference: TRI035 - PEA), comprising the field survey and report, was undertaken by Rorie Hather and Jessie Buller and the BNG assessment in February 2022 was undertaken by Jessie Buller, both of Assystem. An updated field survey was undertaken by Molly Richardson and Poppy Anson, both of Assystem, in January 2024 to confirm the habitats and their conditions have not changed since the previous survey. The ecologists who undertook the field surveys do not fully meet the criteria for an SQE.
- 3.4.5 However, it is possible for a non-full member of CIEEM to undertake the work if it is checked and signed off by an SQE. In this instance the PEA, BNG and update field survey have all been signed off by Assystem’s principle ecologist, Tom Hall MEnvSci CEnv MCIEEM. Tom has over 18 years’ continued professional ecological experience, holds an undergraduate master’s degree in Environmental Science and full membership of CIEEM and Chartered Environmentalist status. Tom confirms that the PEA and BNG report: represents sound industry practice; reports and recommends correctly, truthfully and objectively, is appropriate given the local site conditions and scope of works proposed; and, avoids invalid, biased and exaggerated statements.
- 3.4.6 The BREEAM assessment has been completed by Dominic Martens, who does not meet the full criteria for an SQE. However, the report has been signed off by Assystem’s lead ecologist, Laura Cobden MCIEEM. Laura has 14 years’ experience in ecological consultancy and holds full membership of CIEEM and is

therefore considered a SQE under the BREEAM definition. Laura has reviewed the assessment and confirms it is an accurate representation of the site, scope of works, achievement potential and avoids invalid, biased and exaggerated statements.

- 3.4.7 At a company level Assystem are a CIEEM Registered Practice, and as such champion high professional standards whilst delivering the best outcomes for biodiversity and supporting a thriving economy.

4. Methodology

4.1 Zone of Influence

- 4.1.1 The Zone of Influence (Zol) is the area over which the ecological features identified may be subject to significant effects because of the Proposed Development. These will vary between ecological receptors. Due to the site's location within a densely urbanised area, 1 km was deemed an appropriate distance for the data search, however due to the more sensitive nature of nationally and internationally designated sites the study area for these has been extended, for identification of potential receptors, to 2 km and 5 km respectively.

4.2 Certification

- 4.2.1 The Proposed Development's sustainability credentials are being assessed under the BREEAM UK New Construction V6.1.1 scheme, which is an assessment system that rates the sustainability of a development against a number of criteria, including health and wellbeing, energy, transport, waste, water, materials, pollution and land-use and ecology. Developments are graded from 'Pass' to 'Outstanding' depending on the overall sustainability performance.
- 4.2.2 The scope of this report is limited to the consideration of criteria relating to biodiversity and ecology only.

Assessment Route

- 4.2.3 Determining the appropriate assessment route is the first step in the consideration of ecological aspects of the BREEAM UK New Construction V6.1.1 assessment, with the Ecological Risk Evaluation Checklist (Guidance Note 34) aiding consideration of the appropriate route.
- 4.2.4 However, Route 2 can be selected to maximise credit availability for a project and, in line with Knowledge Base Compliance Note KBCN1113³, in these circumstances the checklist does not need to be completed. Therefore, as a Suitably Qualified Ecologist (SQE) has been appointed to advise on the development. The development has chosen to follow Route 2.

³ Whilst this is principally associated with the BREEAM New Construction 2018 issue, the approach remains the same and, therefore, it is assumed that this continues to apply to the BREEAM UK New Construction v6.1 scheme.

LE02 – Identifying and Understanding the Risks and Opportunities for the Project

4.2.5 The LE02 assessment issue aims to determine the existing ecological value associated with the site, including surrounding areas, and the risks and opportunities for ecological protection and enhancement as part of the project. The assessment issue is split into three parts:

Prerequisite – Statutory Obligations

4.2.6 To achieve any credits within the assessment issue, the following criteria must be achieved:

- 1) The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Survey and Evaluation

4.2.7 **1 credit** is available where the following criteria are achieved:

- 3) A SQE carries out a survey and evaluation for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions;
- 4) The SQE's survey and evaluation determines the site's ecological baseline, including:
 - (a) Current and potential ecological value and condition of the site and related areas within the Zone of Influence;
 - (b) Direct and indirect risks to current ecological value from the project;
 - (c) Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence.
- 5) Recommendations and data collected from the survey and evaluation are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features.

Determining Ecological Outcomes

4.2.8 **1 credit** is available where the following criteria are achieved:

- 6) Survey and evaluation criteria (Criteria 3-5) have been achieved;
- 7) The project team liaise and collaborate with representative stakeholders early enough to influence key planning decisions to:
 - (a) Identify the optimal ecological outcomes for the site;
 - (b) Identify, appraise and select measures to meet the optimal ecological outcomes for the site, in line with the following mitigation hierarchy of action:
 - (i) Avoidance;
 - (ii) Protection;
 - (iii) Reduction or limitation of negative impacts;
 - (iv) On-Site compensation;
 - (v) Enhancement, considering the capacity and feasibility within the site, or where viable, off-site.

LE03 – Managing Negative Impacts on Ecology

4.2.9 The LE03 assessment issue aims to avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project. The assessment issue is split into three parts:

Prerequisite – Ecological Risks and Opportunities

4.2.10 To achieve any credits within the assessment issue, the following criteria must be achieved:

- 1) LE02's 'Survey and Evaluation' and 'Determining Ecological Outcomes' criteria have been achieved.

Planning and Measures On-Site

4.2.11 **1 credit** is available where the following criteria are achieved:

- 2) Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning;
- 3) On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features);
- 4) Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining Ecological Outcomes' in LE02 Ecological Risk and Opportunities.

Managing Negative Impacts

4.2.12 **2 credits** are available where the following criteria are achieved:

- 7) Planning and Measures On-Site (Criteria 2 to 4) have been achieved;
- 8) Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations and either:
 - (a) No overall loss of ecological value has occurred (*two credits*);
 - (b) The loss of ecological value has been minimised (*one credit*).

LE04 – Change and Enhancement of Ecological Value

4.2.13 The LE04 assessment issue aims to enhance ecological value of the area associated with the site in support of local, regional and national priorities. The assessment issue is split into three parts:

Prerequisite – Managing Negative Impacts on Ecology

4.2.14 To achieve any credits within the assessment issue, the following criteria must be achieved:

- 1) LE03's 'Managing Negative Impacts' (Criteria 8) is achieved;
- 2) The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Ecological Enhancement

4.2.15 **1 credit** is available where the following criteria are achieved:

- 4) Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE02. Measures are implemented in the following order:
 - (a) On site, and where this is not feasible;
 - (b) Off site within the Zone of Influence.
- 5) Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.

Change and Enhancement of Ecology

4.2.16 **Up to 3 credits** are available where the following criteria are achieved:

- 6) Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 – BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded as follows:
 - (a) Minimising loss of ecological value (1 credit – percentage score of 75 – 94);
 - (b) No net loss of ecological value (2 credits – percentage score of 95 – 104);
 - (c) Net gain of ecological value (3 credits – percentage score of 105 – 109).

4.2.17 An exemplary credit can be attained where the project can demonstrate a significant net gain of ecological value (percentage score of 110 or above).

4.2.18 However, following the release of Defra's Biodiversity Metric, Knowledge Base Compliance Note 1476 confirms that the appropriate version of the Biodiversity Metric can be applied for the achievement of credits and identifies the corresponding values for achievement of credits.

LE05 – Long-term Ecology Management and Maintenance

4.2.19 The LE05 assessment issue aims to secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term. The assessment issue is split into three parts:

Prerequisite – Statutory Obligations, Planning and Site Implementation

4.2.20 To achieve any credits within the assessment issue, the following criteria must be achieved:

- 1) The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site;
- 2) Criterion 8 in LE03 has been achieved, and at least one credit under LE04 for 'Change and Enhancement of Ecology' has been awarded.

Management and Maintenance Throughout the Project

4.2.21 **1 credit** is available where the following criteria are achieved:

- 3) Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE02. To ensure the optimal ecological outcomes agreed in LE02 are met in-practice, these measures must monitor

and review the effectiveness of the mitigation and enhancement measures in place for LE03 and LE04 to ensure they are implemented;

- 4) A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. This should include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours.

Landscape and Ecology Management Plan

4.2.22 **1 credit** is available where the following criteria are achieved:

- 5) A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1 covering at least the first five years after project completion as a minimum and including:
 - (a) Actions and responsibilities of relevant individuals prior to handover;
 - (b) The ecological value and condition of the site at handover and how this is expected to develop and change over time;
 - (c) Identification of opportunities for ongoing alignment with activities beyond the development project, which supports the aims of BREEAM's Strategic Ecological Framework;
 - (d) Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts;
 - (e) Clearly defined and allocated roles and responsibilities for delivering the plan;
- 6) The Landscape and Ecology Management Plan, or similar, will be updated to support maintenance of the ecological value of the site.

4.3 Limitations

- 4.3.1 Achievement of the credits will require a commitment by the client and/or contractors to maintain the completed recommendations that the Suitably Qualified Ecologist (SQE) has verified and outlined in this report.

5. Results

5.1 Baseline Findings

Desk Study

- 5.1.1 The PEA did not identify any European or National statutory designated sites within the relevant zone of influence, however one Local Nature Reserve (LNR) and nine Sites of Importance for Nature Conservation (SINCs) were recorded within the respective zone of influence. Nunhead Cemetery LNR is located approximately 1.5 km to the north-east of the site, whilst the closest SINC is the Surrey Canal Walk located approximately 125 m to the north of the site and separated from the site by several roads and urban development. As a result, given the distance between the Proposed Development and the identified designated sites it is considered that there will be no adverse impacts on the sites caused by the development and no further consideration is required.
- 5.1.2 The PEA identified a single Priority Habitat type within the relevant zone of influence, with several areas of deciduous woodland present within the study area. The habitats are relatively isolated from the

development site, with the closest area located approximately 750 m to the south-west of the site. As with the above, impacts on these are concluded to be unlikely considering the separation between the Priority Habitats and the Proposed Development.

- 5.1.3 The desk study identified a number of records of notable and/or protected species, including six notable bird species, six mammal species, three invertebrate species, and one amphibian species within the study area. No records of a European Protected Species (EPS) development licences or invasive species were found within the study area.

UK Habitat Classification Survey

- 5.1.4 The PEA (Reference: TRI035 – Updated PEA) identifies the site to be dominated by artificial habitats, comprising the existing building (UK Hab Classification code: U1b5) and hardstanding and car-parks which are recorded as developed land, sealed surface (UK Hab Classification code: U1b).
- 5.1.5 There are several areas of introduced shrub located throughout the car park which fall under the category of built up areas and gardens (UK Hab Classification code: U1). These areas are dominated by *cotoneaster* and laurel (*Prunus laurocerasus*) and are primarily form linear features near boundaries.
- 5.1.6 The site also supports a number of urban trees within the car park and along the perimeter of the site including sycamore (*Acer pseudoplatanus*), cherry (*Prunus* sp.), and ash (*Fraxinus excelsior*). All of these trees were considered to be of poor condition. All trees passed Criterion B (tree canopy), as this is passed by default for individual trees; two of the trees (T30 and T43) were native species and passed Criterion A (native species); and some of the trees provided ecological niches and passed Criterion E (ecological niches). However, no individual tree passed more than two condition criteria.

Protected and Notable Species Potential

- 5.1.7 Owing to the urban nature of the site, the supporting potential of the site is identified in the PEA (Reference: TRI035 – Updated PEA) as being relatively limited with no features identified of suitability for roosting or commuting/foraging bats and no opportunities for invertebrates as a result of the amenity nature of the habitats present. However, the habitats present, including the urban trees and the building itself, do provide potential nesting opportunities for breeding birds.

5.2 Additional Baseline Assessment

Recent and Historic Site Condition

- 5.2.1 The existing building is understood to have been constructed in the 1980s. A review of historic aerial photography within Google Earth identifies that the building in its current form has been present since at least 2002, with the condition largely similar to that of the current building.
- 5.2.2 Although the surrounding area has gone relatively unchanged within this time, there are significant plans for redevelopment within the local area in the coming years as referenced in paragraph 3.2.4.

Site Management and Activities

- 5.2.3 Maintenance activities associated with the site are undertaken in support of its function as a shopping centre with retail provision, ensuring all hardstanding areas are free of establishing plants to facilitate access to the buildings and car park areas and management of amenity planting as part of the landscaping

of the site. The existing urban trees on site are evidently pruned and managed. The existing introduced shrub is also maintained for amenity interest, with regular management to retain an attractive appearance in trees and planters.

Relevant Local Initiatives

Southwark Nature Action Plan

- 5.2.4 The Southwark Nature Action Plan (NAP)⁴ *'builds on the successes of the two previous Biodiversity Action Plans, and sets out a vision for the continued protection, conservation and enhancement of nature in the borough'* and provides a framework to ensure legislative and policy targets for protecting, conserving and enhancing biodiversity are met at a local level.
- 5.2.5 The NAP identifies 13 target habitats for Southwark which include: woodland; wildflower and flora rich meadows and grasslands; parks and urban greenspace; reedbeds and typhus swamp; standing water; rivers and streams; brownfield open mosaic habitat; private gardens; wildflower corridors; scrubland; deadwood; veteran trees; and green roofs and green walls. 18 target species were also identified, which include the following of potential relevance to the site: bats (*Chiroptera*); stag beetle (*Lucanus cervus*); common lizard (*Zootoca vivipara*); slow-worm (*Anguis fragilis*); hedgehog (*Erinaceus europaeus*); black poplar (*Populus nigra*); mistletoe (*Viscum album*); white letter hairstreak butterfly (*Satyrus w-album*); house sparrow (*Passer domesticus*); swift (*Apus apus*); peregrine falcon (*Falco peregrinus*); and bumble bees (*Bombus* sp.).
- 5.2.6 These represent flagship habitats and species for the London Borough of Southwark due to their wider conservation value and importance.
- 5.2.7 The NAP identified three themes which include the following:
- Theme 1: Making Nature accessible for all;
 - Theme 2: Biodiversity Net Gain;
 - Theme 3: Nature Recovery Plan.

All London Green Grid

- 5.2.8 The All London Green Grid (ALGG) is a policy framework to promote the design and delivery of green infrastructure across London. The vision of the ALGG, identified in the Supplementary Planning Guidance (SPG)⁵, is to 'create a well-designed green infrastructure network of interlinked, multi-purpose open green spaces with good connections to the places where people live and work, public transport, the Green Belt and the Blue Ribbon Network'.
- 5.2.9 Eleven Green Grid Area Frameworks are established in the SPG, with the area partnerships required to 'identify objectives and projects, taking into account cross boundary integration and promoting

⁴ Southwark Council (2020) Southwark Nature Action Plan.

⁵ GLA (2012) Green Infrastructure and Open Environments: The All London Green Grid. Supplementary Planning Guidance, March 2012. Greater London Authority, London.

opportunities for improving the provision, quality, functions, linkages, accessibility, design, planning and management of the green infrastructure network’.

5.2.10 The Proposed Development falls within the Central London Green Grid (Green Grid Area (GGA) 12)⁶, the vision of which identifies that ‘despite the presence of the Royal Parks, the city squares, a significantly improved River Thames, and the partially realised greenspace network envisioned by the Abercrombie Plan, the green space network of central London does not meet the needs and demands of a 21st Century city’. As a result, the GGA12 framework seeks to address this through, amongst other things, the promotion of green infrastructure and climate adaptation. In particular, maximising urban greening opportunities through the inclusion of green roofs and walls to increase green cover, attenuate storm water and enhance biodiversity is an important focus when considering new development.

5.2.11 The framework identifies a number of projects across the Area Framework, with the closest to the site comprising the proposals to enhance the Surrey Canal Walk, located to the north, to enhance its biodiversity value and potential as a valuable green link through densely populated areas.

London’s Living Landscapes

5.2.12 The London’s Living Landscapes⁷ initiative has been established by the London Wildlife Trust as a ‘recovery plan for nature’ that looks to protect, conserve and enhance London’s wildlife. The initiative is based on five key principles, which are:

- i. Protect and conserve biodiversity, and where possible, deliver net wildlife gain,
- ii. Connect Londoners to their local natural greenspace,
- iii. Connect local greenspaces to the wider landscape of London,
- iv. Connect nature conservation and greenspaces to the wider sustainability agenda,
- v. Work in partnership to deliver these objectives.

5.2.13 The key aim of the initiative is to secure the protection of existing ecological assets and enhancing the biodiversity of others to bring about a greater ecological resilience to the network of greenspaces across London.

Pre-Development Biodiversity Ecosystem Services

5.2.14 The Millennium Ecosystem Assessment framework⁸ identifies four broad categories of ecosystem services, which are:

- Provisioning services, these are products obtained from ecosystems such as food or water;
- Regulating services, these are benefits obtained from the regulation of ecosystem processes such as climate regulation or erosion control;

⁶ GLA (2012) *Green Infrastructure and Open Environments: The All London Green Grid. Area Framework 12: Central London*. Greater London Authority, London.

⁷ London Wildlife Trust (2014) *London’s Living Landscapes. A Recovery Plan for Nature*. London Wildlife Trust, London.

⁸ World Resources Institute (2005) *Millennium Ecosystem Assessment Framework. Ecosystems and Human Well-being: A Framework for Assessment*. World Resources Institute, Washington.

- Cultural services, these are non-material benefits people obtain from ecosystems through spiritual enrichment, cognitive development, reflection, recreation and aesthetic experiences such as aesthetic value or cultural heritage;
- Supporting services, these are the services that are necessary for the production of all other ecosystem services such as the production of atmospheric oxygen and primary production.

5.2.15 Although artificial habitats are largely dominant on the site, the landscaping provision in the form of introduced shrub and urban trees provide some benefits that contribute to local biodiversity and ecosystem services:

- Provisioning services, pollination – the presence of some flowering plants and trees provides some potential for pollination by invertebrate species, however the extent of this is limited as a result of the highly managed nature of the habitats present. As a result, the benefit is considered to be negligible;
- Regulating services, urban heat island effect – the presence of semi-natural habitats, in particular trees, within the urban environment can help to provide regulation of urban temperatures by providing shading or minimising hard surfaces that absorb and re-radiate heat. However, the habitats within the site have limited extent and benefit associated with an influence on the urban heat island effect is small and considered negligible;
- Cultural services:
 - Aesthetic value – the amenity landscaping across the ground level enhance the aesthetic value of the site by softening the artificial nature of the site. However, as these are limited in extent the benefit they bring is considered to be negligible;
 - Recreation and Reflection – as the green infrastructure is located around the car park, the benefits for recreation and reflection are very limited;
- Supporting services:
 - Production of atmospheric oxygen – the presence of vegetation on the site will have an influence on the production of atmospheric oxygen, however the extent of this is relatively limited and thus the contribution is likely to be negligible;
 - Provision of habitat – the presence of different habitats on the site will provide some foraging and sheltering opportunities for birds and invertebrates. However, the benefit is relatively limited as a result of the highly managed nature of the habitats present and their limited connectivity to wider environments;
 - Primary production – the presence of vegetation will have some influence on primary production, although this is limited;
 - Water cycling – the vegetation within the site will have some contribution to the water cycle, through the interception of water following precipitation and reintroduction through evapotranspiration. Again this is limited as a result of the low extent of vegetation on the site.

5.3 Baseline Consultation

- 5.3.1 Consultation with the design team has been held through the design process to ensure the constraints associated with the site and opportunities for enhancement are considered. The findings of the walkover survey and desk study were communicated with the design team through a draft issue of the PEA in February 2022, including identification of baseline conditions and associated constraints. To supplement this, consultation with members of the design team, in particular the landscape architect and ecological consultant, has been undertaken to ensure due consideration was given to biodiversity features and opportunities for urban greening throughout the design process.
- 5.3.2 Best practice guidance has been followed in the establishment of the ecological baseline for the site in the PEA, with consultation beyond the design team not considered to be applicable for development of this scale in its surrounding context.

5.4 Baseline Ecological Value

- 5.4.1 Assystem's BNG Assessment (Reference TRI035 – BNG) establishes the biodiversity value of the Development site through Defra's Statutory Biodiversity Metric. As part of this, the habitats present are, where applicable, assessed in line with the condition criteria identified in the Biodiversity Metric Technical Annex 1 to establish their condition. Table 1 identifies a summary of the Biodiversity Value of the Development site within the Biodiversity Metric. For the purposes of the assessment, the strategic significance for all habitats has been recorded as '*ecologically desirable but not in local strategy*'. The full baseline is contained within the BNG assessment.

Table 1 Baseline Habitat Value of the Existing Site

Habitat Type	Area (ha)/ Length (m)	Distinctiveness	Condition	Strategic Significance	Suggested Action to Address Habitat Losses	Total Baseline Habitat Units
Area-Based Habitats						
Developed land; sealed surface	2.64	Very Low	N/A	Area/compensation not in local strategy/no local strategy	Compensation not required	0.00
Introduced shrub	0.04	Low	N/A	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	0.09
Urban tree	0.36	Medium	Poor	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	1.63
Total						1.72

6. Impacts and Mitigation

6.1 Impact Summary

- 6.1.1 The PEA (Reference: TRI035 – Updated PEA) identifies that the Proposed Development will not adversely impact statutory designated sites and non-statutory designated sites, and impacts on habitats on site are limited as the habitats present are common and widespread. However, the presence of the semi-natural vegetation, including the introduced shrub and urban trees, within and alongside the site hold notable biodiversity value, considering its urban context, with redevelopment of the site holding potential for the loss of habitats both directly and indirectly, as a result of the encroachment of works.
- 6.1.2 Clearance of vegetation and demolition of the building in the nesting bird season could impact upon active nests through disruption of breeding birds and/or destruction of nests, which would comprise a legal offence under the Wildlife and Countryside Act 1981 (as amended). The Proposed Development could, therefore, have negative adverse impacts to nesting birds.
- 6.1.3 All wild mammals, including red fox, are protected by the Wild Mammals (Protection) Act 1996 which makes it an offence to intentionally cause any wild mammal unnecessary suffering by certain methods. To avoid an offence, measures should be employed during the construction phase, including the covering of all deep holes and trenches overnight and/or the provision of planked escape routes for any wildlife that may fall in. In addition, any liquids held on-Site should be stored in a secure lock-up. These measures should be implemented through a Demolition and Construction Method Statement (DCMS) or similar. Hoarding around the perimeter of the Site should also minimise the likelihood of any wild mammals gaining access to the Site.

6.2 Mitigation Summary

Mitigation Measures Identified

- 6.2.1 Some urban trees within along the southern border of the site along Hanover Park Road are proposed to be retained through the construction phase, and therefore protection measures should be implemented in line with British Standard 5837⁹ and following the advice of the arboriculturist. Due to the urbanised nature of the site, the appropriate Root Protection Area (RPA) will need to be advised by an arboriculturist to reflect the site conditions.
- 6.2.2 Where the development requires incursion into a RPA, an arboriculturist should be engaged to consider the effects of such incursion into the RPA and ensure the trees are not significantly affected. Furthermore, any damage that is caused to the retained tree should be subject to inspection by an arboriculturist, with any subsequent recommendations for remedial action, for example removal of damaged limbs, carried out.
- 6.2.3 In line with the requirements of the Environment Act 2021 and planning policy at the national, metropolitan and local levels, the PEA identifies the requirement to compensate for the loss of baseline habitats in the form of native tree and shrub planting, with the aim of contributing towards the

⁹ BSI (2012) *British Standard 5837 – Trees in Relation to Design, Demolition and Construction*. British Standards Institute, London.

requirement for the delivery of a Biodiversity Net Gain of 10 %. Local planning policy also requires the inclusion of green infrastructure that is integral within the building design.

6.2.4 Due to the potential constraint associated with the presence of nesting birds, the PEA identifies that mitigation is required to avoid impacts during the breeding season, generally accepted to be March to August (inclusive). The following approach was identified to be adopted during the construction:

- Undertake any vegetation clearance and commence demolition activities between the months of September and February where possible (outside of breeding season);
- Where this is not possible, works must be undertaken in line with a Precautionary Working Method Statement (PWMS), and prior to clearance, an ecologist should carry out a nesting bird inspection of areas to be cleared;
- Should any active birds' nests be found, the work may not take place within an appropriate established buffer zone (usually 5 m), which should be left intact until it has been confirmed that the young have fledged, and the nest(s) is no longer in use.

6.2.5 In addition, to ensure protection of wild mammals that may access the site, the EcA recommends measures are employed during the construction phase that include: covering of all deep holes and trenches overnight and/or the provision of planked escape routes for any wildlife that may fall all; secure storage of liquids held on site. These measures should be implemented through a Demolition and Construction Method Statement (DCMS), or similar. The erection and maintenance of hoarding around the perimeter of the site will minimise the likelihood of wild mammals gaining access to the site.

Additional Mitigation Measures Recommended

6.2.6 It is recommended that site personnel receive information relevant to the site and its ecological potential, to enable them to comply with the legal requirements for protecting animals and plants and promote best environmental practice on site. This could be delivered through the site Induction or site-specific toolbox talks and should include key aspects to look out for. For this site, the establishment of nesting birds within the site as it is developed is likely to pose the greatest risk, and the steps to take should nesting birds be identified should be provided.

6.2.7 Site inspections during the demolition and construction phase should consider the potential for birds to have established a nest on the site, and if a nest is found then all works in that locality should cease, when safe to do so, and further ecological advice sought in line with paragraph 6.2.4.

6.2.8 Although the site has relatively limited biodiversity potential, it is recommended that a Biodiversity Champion is appointed by the Contractor to manage biodiversity through the construction phase. The Biodiversity Champion should ensure awareness of ecological issues within site personnel (as per the above) and ensure routine inspections of the existing site and new construction are carried out. The routine inspections should include a review of mitigation measures incorporated into the construction phase to ensure they are appropriate and effective in achieving their purpose and alterations necessary are carried out. Any measures, such as fencing, that appears to have become damaged should be replaced. Further to this, the inspections should also check for signs of breeding birds within the Proposed Development, in particular during construction, as some species may establish nests within parts of the site as they develop. It may be beneficial to the Contractor to have an experienced ecological consultant available to provide advice and guidance to the Biodiversity Champion where necessary. A record of all site inspections should be kept.

Summary of Mitigation Measures in line with Mitigation Hierarchy

6.2.9 A summary of the mitigation measures and how these demonstrate consideration of the mitigation hierarchy is presented in Table 2.

Table 2 Summary of Mitigation Decisions within Mitigation Hierarchy

Hierarchy Mitigation Level	Mitigation
Avoidance	Redevelopment of the site avoids the need to develop on a greenfield or brownfield site in the area, thereby avoiding potential impacts on biodiversity as the existing site provides limited supporting potential. Appropriate timing of vegetation removal, outside of the nesting season (March to September), will avoid potential impacts associated with nesting birds.
Protection	Implementation of protective mitigation during construction to retain existing trees along southern boundary of the site. Retention of supporting vegetation and establishment of an appropriate buffer should vegetation clearance in the nesting season take place and an active nest be found.
Reduction or Limitation of Negative Impacts	The inclusion of best practice measures for construction and raising site awareness for ecological potential will reduce the likelihood or magnitude of negative effects on biodiversity.
On-Site Compensation and Enhancement	Landscape proposals are discussed in full in Section 7, however the intention is for the delivery of compensation for habitat loss and enhancement through on site measures. This should include habitats that provide suitable nesting and foraging habitats for birds. In addition, bird boxes can be affixed to the new buildings to increase the number of breeding opportunities and provide an enhancement to the ecological functionality of the site.

7. Ecological Enhancement

7.1 Design Opportunities and Feasibility for Inclusion

7.1.1 Planning policy at the national and local level and strategic biodiversity partnerships encourage inclusion of ecological enhancements in development projects. Ecological enhancements can also contribute to green infrastructure and ecosystem services such as storm water attenuation and reducing the urban heat island effect. The following sections provide an initial appraisal of urban greening opportunities and consideration of the likely feasibility of their inclusion.

Green Roofs

7.1.2 In urban areas the provision of green roof habitats comprises one of the principal means of providing urban green infrastructure, with the pressure on land for development often requiring projects to maximise floorspace area.

7.1.3 Green roofs bring a range of benefits to development projects, including the enhancement of biodiversity, temperature regulation, mitigation of the urban heat island effect, interception of runoff and removal of pollutants from both the air and rainwater. There are two different types of green roof, with the different types largely differentiated by the roof build-up and subsequent species that can be accommodated.

Intensive Green Roof

- 7.1.4 With a thick layer of substrate, usually over 200 mm in depth, intensive green roofs are capable of supporting a wide range of plants and a high diversity in species. As a result, the intensive green roof habitat can establish high productivity and stability along with a high structural diversity, which allows the habitat to better regulate temperatures on the roof area as a result of increased light interception compared to lower diversity habitats. The higher diversity also allows the habitat to be more resilient, allowing natural response to fluctuations in environmental conditions and more resistant to invasion by weeds.
- 7.1.5 The feasibility of extensive green roof habitats is, however, dependent on the loading limits for the building. The higher level of substrate compared to other green roof habitat types makes it heavier and, in some cases, requires additional structural support to be provided on the building to accommodate such habitat.

Extensive Green Roof

- 7.1.6 Extensive green roof habitats have a thinner substrate layer, typically between 50 mm and 200 mm, and as a result are relatively lightweight compared to intensive green roofs. However, as a result of the thinner substrate layer the environment created for vegetation is a harsh one with these habitats at greater susceptibility to the availability of water, temperature fluctuation, high wind and solar radiation.
- 7.1.7 As a result, the species growing on extensive green roofs are specially adapted to these types of environment. Stonecrop (*Sedum*) species are commonly used in such habitats as they are naturally adapted to shallow soil conditions and drought resistant, however the species present often compete for resources that can result in low species diversity with those species able to establish quickly with high ground cover and successful winter recovery often dominating. Two species in particular often dominate sedum habitats, which are biting stonecrop (*Sedum acre*) and white stonecrop (*Sedum album*).
- 7.1.8 The alternative to sedum habitat is the provision of a brownfield habitat type, which typically supports a coarser substrate type with ruderal species establishing or planted. The habitat type supports a floral coverage of up to 70 %, but can appear 'untidy' due to the visibility of bare areas that are maintained. The conditions created are similar to that on brownfield sites/wasteland, and can be effectively installed alongside photovoltaic panels to create a biosolar roof. The presence of vegetation can have a beneficial effect on the efficiency of PV operation, with evapotranspiration in hot weather maintaining the panels at an optimum operating temperature.

Landscaped Terraces

- 7.1.9 Green roof habitats are typically best suited to inaccessible areas of buildings; however landscaping of accessible roof areas and terraces can be provided to deliver biodiversity and amenity benefits. Landscaping of these terrace or roof areas are similar to creating garden environments, with ornamental planting provided either within raised planters, potentially incorporating seating opportunities, or sunken into the roof, similar to that of a green roof. The formal landscaping associated with these habitat types often requires irrigation systems to be incorporated.
- 7.1.10 Planting of landscaped terrace areas will often comprise a variety of types to create structure and variation, with trees, shrubs, herbaceous plants, grasses and ferns often incorporated into planting to provide variety.

- 7.1.11 Terrace landscaping can also provide an opportunity for the replication of the garden environment with the provision of ornamental lawns or grassland areas along with planting beds providing replication of allotment space by providing opportunities for occupants to grow plants and fruit/vegetables.

Green Walls

- 7.1.12 Green wall habitats are identified in CIRIA guidance as ‘walls that have plants growing on or integrated within them’, with three types of green wall identified:
- Walls with climbing plants, either supported by the wall, a structure attached to the wall or a self-standing structure;
 - Hanging walls, which allow plants to hang down from planters suspended at a height; and,
 - Walls with plants growing within them, either purposefully or accidentally.
- 7.1.13 Green walls provide an effective manner of urban greening for sites that are particularly constrained or have restricted roof and spaces and public realm but have extensive vertical faces. Green walls can provide a variety of benefits, including amenity value and health and wellbeing, however those within a building would have limited biodiversity potential and therefore do not count towards enhancement of a site in biodiversity terms. The benefits external green walls provide include:
- Enhancement of the supporting potential of the development through increasing the availability of foraging resources, shelter/cover and facilitating movement of species between street level and roof/terrace greening;
 - Enhancement of building performance, with the green wall providing a shading and insulating benefit to the building that has a positive effect on temperature fluctuation;
 - Enhancement of the public realm and a positive effect on the urban heat island effect as a result of evapotranspiration from the planting and shading;
 - Enhancement of the localised air quality as a result of the capture of particulates and dust.
- 7.1.14 Green walls can typically have a high maintenance requirement and often incorporate formal irrigation systems to sustain them with both a steady water supply and nutrients. Maintenance access is also required to ensure plants can be managed and maintained, including cutting and replacement when necessary.

Public Realm Landscaping

- 7.1.15 Public realm landscaping opportunities can often be dictated by the type and extent of a proposed development. Masterplan developments often provide a number of opportunities for enhancement of the public realm, including public open space, Sustainable Urban Drainage and/or street trees. Conversely, individual developments within an urban environment can be constrained, with limited opportunities for the introduction of public realm landscaping.
- 7.1.16 However, the value of public realm landscaping cannot be underestimated in regard to ecosystem services. Depending on the landscaping types this can provide access to nature (especially in areas of deficiency), support in the management of surface water, enhancement of local air quality or provide benefits to buildings or streets through the provision of shading, which in turn can help ameliorate the adverse effects of the urban heat island.

- 7.1.17 The types of landscaping can vary, including ornamental planting similar to that on landscaped terraces, the provision of green walls, amenity or species-rich grassland, sustainable drainage features such as swales, rain gardens, or detention basins or public open space including tree and shrub planting.

Species Enhancement

- 7.1.18 The delivery of species enhancements alongside the provision of habitats will improve opportunities for delivery of the right conditions for sustaining populations in the local area, which are food, cover, water and space¹⁰. Often the availability of cover in the form of nesting opportunities is one of the key limiting factors, and the delivery of artificial nesting and roosting boxes are identified in CIRIA guidance as providing an important contribution to providing alternative wildlife refuges and enhancing the biodiversity value of buildings cheaply and easily¹¹.
- 7.1.19 The value of enhancements for birds can be increased by providing nest boxes for a range of species, with a number of nesting boxes specifically targeted at providing nesting opportunities for specific species that are of conservation concern. The provision of boxes that target those identified in local BAPs and highlighted in the Birds of Conservation Concern report can help species in decline to recover within certain habitats, however the value of providing boxes targeting general species should not be overlooked with a combination of the two ensuring opportunities for birds in general are provided.
- 7.1.20 Artificial roosting opportunities for bats are less species specific, instead providing suitable conditions within a box for a range of species that would typically use crevices for roosting. The different boxes can provide specific opportunities for bats whilst others are designed to provide a range of conditions to accommodate a range of preferences between species.
- 7.1.21 The artificial nest/roost boxes for birds and bats can be provided to be both incorporated within the building fabric or affixed to a building or suitable tree within the landscaping.
- 7.1.22 In addition to these, considerations should also be given to providing opportunities for invertebrates. Invertebrates comprise an integral component of our habitats, providing a number of ecosystem services that include the recycling of nutrients within the soil and pollination of flowers. Enhancement of development proposals could be achieved through the provision of either bespoke habitat features, such as log piles, rock piles or sand piles within habitats such as green roofs or landscaping, or through the provision of artificial habitat aids that provide sheltering opportunities.
- 7.1.23 Invertebrate habitat aids would require location within a relatively sheltered location that receives direct sunlight, with green roof and ornamental landscaping areas providing suitable opportunities.

7.2 Consultation

- 7.2.1 Regular consultation has been carried out through the design process between the members of the design team, in particular the architect, landscape architect and ecological consultant, to ensure due

¹⁰ Velazquez, L. S. (2005) *Organic green roof architecture. Sustainable design for the new millennium. Environmental Quality Management* 14, pp 73-85.

¹¹ Newton, J., Gedge, D., Early, P. and Wilson, S. (2007) *Building Greener – Guidance on the use of green roofs, green walls and complementary features on buildings. CIRIA C644.*

consideration was given to the incorporation of opportunities associated with urban greening for biodiversity enhancement throughout the design process.

- 7.2.2 Consultation through the design process has been successful in developing biodiversity and landscaping enhancements that have been taken forward to establish a scheme that delivers a significant improvement in biodiversity value on the site and optimises the biodiversity value of the site alongside competing requirements. Wider consultation beyond the design team was not considered necessary, the redevelopment of the site is relatively simple with limited impact on biodiversity features. Furthermore, the enhancement requirements for urban areas in London are well set out in planning policy and wider biodiversity initiatives, these have been considered in the proposals where applicable/appropriate.

7.3 Selected Enhancements

Establishing Terms

- 7.3.1 Before running through the residual change in biodiversity value as a result of the Proposed Development, it is important to establish the definitions of two terms to ensure the calculation is appropriate and to avoid confusion in terms between the calculation methodology and project discussions in planning terms. For the purposes of the calculation, the following terms have been followed from BREEAM Guidance Note 36¹²:
- Habitat Enhancement – the improvement of the condition of an existing habitat, thereby increasing the biodiversity value of a habitat type. Enhancement is achieved through measures that improve habitat biodiversity capacity and/or remove factors that detract from its value;
 - Habitat Creation – the removal or loss of the present habitat in the action of creating the new one or creating habitat where none was previously present (including bare earth).
- 7.3.2 In respect to the strategic significance of the site, a LNRS covering the area has not yet been produced and therefore consideration is given to the context of the site and strategic documents produced. The Site is identified for redevelopment within the Southwark Plan (2022)¹³, NSP74: Aylesham Centre and Peckham Bus Station, however no specific requirements are identified within this in respect to landscaping and biodiversity enhancement.
- 7.3.3 The site is located within the South-East London Green Chain Plus Area Framework¹⁴ of the All London Green Grid Supplementary Planning Guidance¹⁵, which seeks to create “a well designed green infrastructure network of interlinked, multi-purpose open and green spaces” that “provide a richly varied landscape that will benefit both people and wildlife providing diverse uses to appeal to, and be accessible by, all”. The Area Framework identifies the opportunity to establish new green links in the Peckham area, providing linkage between Burgess Park, Peckham Rye Park and Common and Nunhead Cemetery and further afield into the Waterlink Way to the east and Crystal Palace and Great North Wood to the South. The Site is located within a notable location in the Peckham Green Links Strategy area, at the southern end of the Surrey Canal Path which provides a notable linkage southward from Burgess Park. The

¹² BRE (2018) GN36 BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Building Research Establishment, Watford.

¹³ Southwark Council (2022) The Southwark Plan 2019 -2036

¹⁴ Greater London Authority (2012) All green London Grid, South East London Green Chain Plus Area Framework (Green Grid Area 6).

¹⁵ Greater London Authority (2012) Green Infrastructure and Open Environments: The All London Green Grid. Supplementary Planning Guidance. March 2012.

establishment of urban green infrastructure within the Site could help strengthen the linkage between this and the railway corridors to the south that link into Nunhead Cemetery and further afield to the east. As a result, enhancement of the site is considered to hold potential to contribute towards this strategic aim and, therefore, classification as *'ecologically desirable but not in local strategy'*.

Habitat Retention and Enhancement

- 7.3.4 The Proposed Development will retain six small trees within the redline boundary and the trees outside of the redline boundary. The habitat will be protected through the incorporation of tree protection measures through the construction phase, discussed in Section 6.2.1 and 6.2.2. The retained habitats are summarised in Table 3.

Table 3 Biodiversity Value of Habitat Retention within the Developed Site

UK Habitat Type	Distinctiveness	Condition	Area (ha)	Baseline Habitat Units
Area-Based Habitats				
Urban tree	Medium	Poor	0.0244	0.11

Habitat Creation

- 7.3.5 The landscaping of the Site includes the provision of a range of urban greening interventions across a number of levels of the Proposed Development, including other green roof habitat, urban trees, ground based green wall, modified grassland, and ground level planters. The full details of the habitat enhancement proposals, along with Defra Biodiversity Metric calculations in full, are outlined in the BNG assessment (Reference TRI035 – BNG), and are summarised in Table 4.

Table 4 Biodiversity Value of Habitat Creation within the Developed Site

Proposed Habitat	Area (ha)/ Length (m)	Distinctiveness	Condition	Strategic Significance	Delay in starting habitat creation	Time to Target Condition	Difficulty	Total Baseline Habitat Units
Area-Based Habitats								
Developed land; sealed surface	1.91692	Very Low	N/A	Location ecologically desirable but not in local strategy	5	5	Low	0.00
Other green roof (Biodiverse roof area)	0.2922	Low	N/A	Formally identified in	5	6	Low	0.54

Proposed Habitat	Area (ha)/ Length (m)	Distinctiveness	Condition	Strategic Significance	Delay in starting habitat creation	Time to Target Condition	Difficulty	Total Baseline Habitat Units
Other green roof (Perennial/ Shrub area)	0.2027	Low	N/A	local strategy	5	6	Low	0.38
Urban tree	0.6352	Medium	Poor	Location ecologically desirable but not in local strategy	5	15	Low	1.71
Ground-based green wall	0.0331	Low	Poor	Location ecologically desirable but not in local strategy	5	6	Medium	0.04
Modified grassland	0.0232	Low	Poor	Location ecologically desirable but not in local strategy	5	6	Low	0.04
Ground level planters	0.2450	Low	N/A	local strategy	5	6	Low	0.44
Total	3.35							3.15

7.3.6 The enhancement of the Proposed Development through landscaping will deliver, on a conservative basis, a total of 3.15 habitat units. In combination with retained habitats, the Proposed Development would deliver 3.26 habitat units comprising an 89.91 % increase in value when compared to the baseline.

Species Enhancement

7.3.7 Although not included in the Biodiversity Metric, the BNG assessment recommends the inclusion of artificial species boxes to enhance the ecological functionality of the site and provide a rounded enhancement for biodiversity by addressing common issues associated with the availability of sheltering opportunities for faunal species. The following are recommended for incorporation into the development:

- 4x House Sparrow Terrace, which should be affixed to the building at a minimum height of 2 m above ground level and facing in an easterly direction;
- 4x Double Cavity Swift Box, which should be affixed to the building at a minimum height of 5 m above ground level;
- 4x 32 mm entrance hole nest boxes and 2x open fronted nest boxes to provide opportunities for general species, which should be affixed to the building or trees at a minimum height of 2 m above ground level;
- Inclusion of areas of bare ground and sand mounds for invertebrates within the biodiverse green roof habitat; and,

- 3x invertebrate boxes, which should be incorporated within planters to provide sheltering opportunities for invertebrates.

7.4 Residual Change in Biodiversity Value

7.4.1 The residual change in biodiversity value, identified through the Statutory Biodiversity Metric and within the BNG assessment, is identified in Table 5. Overall, the Proposed Development provides a post-development habitat value of 3.26 habitat units, which represents a biodiversity net gain of 89.91 % when compared to the baseline value and a net change of + 1.54 habitat units.

Table 5 Overall Change in Ecological Value Resulting from the Proposed Development

Type	Baseline Habitat Value	Value of Habitat Lost	Value of Habitat Retained	Value of Habitat Created	Total Post- Development Habitat Value	Net Change (Biodiversity Units)	Percentage Change
Area-based habitats	1.72	1.61	0.11	3.15	3.26	+1.54	+89.91 %

7.5 Ecosystem Services of the Developed Site

- 7.5.1 As a result of the increased extent of habitats on site and the additional green roof, green wall and grassland habitats, the ecosystem services provided by the developed site will be significantly greater than the baseline.
- 7.5.2 The enhanced site will provide greater provisioning and supporting services as a result of the increased extent of habitats and diversity of habitats present. The site will provide greater foraging opportunities for faunal species as a result of the greater presence of native species that provide nectar and/or fruit resources and an improved management regime to avoid removal of flowers/fruits before they can be consumed. This will also provide a benefit to pollination opportunities locally, with a greater presence and diversity of flowering plants and species selection and management facilitating extended flowering periods through the year. Sheltering opportunities will also be enhanced as a result of the provision of artificial habitat aids.
- 7.5.3 In addition to this, the greater presence of trees will increase the production of atmospheric oxygen on the site and greater presence of vegetation will increase primary production and the management of surface water through the water cycle, however the contribution of these generally will remain relatively small overall.
- 7.5.4 The addition of green roof and green wall habitats, complementing the existing and proposed trees, will ensure better connection vertically between habitats creating natural paths for invertebrates between various habitat types.
- 7.5.5 The provision of a range of faunal habitat aids will increase the value of supporting services delivered by the site as a result of an increase in sheltering opportunities for birds and invertebrate species.

- 7.5.6 As a result of the increase in habitat extent and visibility, the development will also provide enhanced cultural services. The greater diversity in habitats and landscaping will provide a more attractive environment for occupants and visitors, and the different spaces created will provide a variety of opportunities for recreation, reflection, spiritual enrichment and cognitive development.

8. Long-Term Management

- 8.1.1 The recommendations in the following sections, prepared in consideration of BS 42020 Clause 11.1 on Post-development management of habitats and species, should be adopted as part of a Landscape and Ecology Management Plan. This would satisfy the LE05 mandatory requirement to produce a five-year management plan, although it should be noted that the following sections do not comprise such a Plan in isolation. The sections have been prepared to inform the development of a Landscape and Ecology Management Plan, with additions or updates to the text as required to provide further detail regarding the Proposed Development along with additional information not available at this time.
- 8.1.2 The information below has been prepared on the basis of the design stage information to demonstrate compliance with BREEAM criteria at the design stage, however preparation of a Landscape and Ecology Management Plan should ensure the information is updated to reflect the final proposals and again at Post-Completion.

8.2 Biodiversity Features of the Developed Site

On-Site

- 8.2.1 The redevelopment of the Aylesham Centre will include a range of landscaping across the site, including the provision of other green roof habitat, urban trees, ground based green wall, modified grassland, and ground level planters across the Site.
- 8.2.2 Whilst the landscaping proposals have been developed through the design phase, there is likely to be further refinement and specification through the detailed and technical design that will lead to changes. Consequently, the completion of a Landscape and Habitat Management Plan should incorporate any changes to the design and species proposed for inclusion. Currently, the following habitats are proposed for inclusion:
- Other green roof: 5,828 m² of habitat across the roof of the building structure;
 - Urban tree: 256 trees across the public realm;
 - Ground based green wall: 331 m² of climbing plants on a wire trellis;
 - Modified grassland: 232 m² of habitat within the public realm;
 - Ground level planter: 2221 m² of herbaceous, shrub and tree planting across the external public realm.
- 8.2.3 In addition to the landscape provision, a number of species enhancements will be provided to increase the value of the site to breeding birds and invertebrates. The species enhancements will include the following:
- 4x House Sparrow Terrace, which should be affixed to the building at a minimum height of 2 m above ground level and facing in an easterly direction;

- 4x Double Cavity Swift Box, which should be affixed to the building at a minimum height of 5 m above ground level;
- 4x 32mm entrance hole nest boxes and 2x open fronted nest boxes to provide opportunities for general species, which should be affixed to the building or trees at a minimum height of 2 m above ground level;
- Inclusion of areas of bare ground and sand mounds for invertebrates within the biodiverse green roof habitat; and,
- 3x invertebrate boxes, which should be incorporated within planters to provide sheltering opportunities for invertebrates.

8.2.4 It is recommended that a Landscape and Ecology Management Plan is produced to cover the construction and operational phases of the development, and should be periodically updated with the final Landscape and Ecology Management Plan following construction to identify the location of the species enhancements prior to handover of the site to aid understanding of their location for maintenance and protection purposes.

Surrounding Area

8.2.5 The immediate surrounding area is comprised of artificial habitats typical of an urban environment, comprising a number of residential and commercial buildings and associated roads and pavements. These environments are typically of low ecological value, particularly as existing buildings surrounding the site do not include green roofs or other green infrastructure.

8.3 Responsibility

8.3.1 When compiled, the Landscape and Ecology Management Plan should identify, by name and role, the person that is responsible for the Plan's implementation. The named person will be responsible for ensuring the Plan is implemented and the recommendations are followed, and actions undertaken, but it is not necessary for them to be the person undertaking these actions.

8.3.2 The Plan should also identify the person responsible for the protection of biodiversity through the demolition and construction phase of the Proposed Development and implementation of ecological enhancements. They are also responsible for ensuring the Plan is updated following construction and included in the information handed over upon completion of the building construction works.

8.3.3 As part of the management and maintenance works through the Plan, it may be necessary to seek further advice on management actions for habitats and features of biodiversity interest:

- London Wildlife Trust, Dean Bradley House, 52 Horseferry Road, London, SW1P 2AF; Email: enquiries@wildlondon.org.uk;
- London Bat Group; Email: enquiries@londonbats.org.uk.

8.4 Post-Construction Review

8.4.1 Upon completion of the external components of the Proposed Development with potential to influence biodiversity, *i.e.* installation of habitat and species enhancements, it is recommended that an ecological review is undertaken. The review should report on the outcomes of the development and enhancement installation, with particular attention given to the effectiveness of mitigation implementation and

installation of enhancement and their design. The review should celebrate success as well as identifying areas where improvements are required.

- 8.4.2 The Post-Construction Review should also inform an update to the Landscape and Ecology Management Plan by providing an up-to-date baseline of site conditions prior to the handover of the building to the building owner/tenant.

8.5 Site Management

Aim of the Plan

- 8.5.1 The overall aim of the Landscape and Ecology Management Plan is for the management and maintenance of the developed site such that it can *'realise the biodiversity potential of the developed site by maximising opportunities for biodiversity within it, and establishing a management framework that can maintain such value'*.

Management Recommendations

- 8.5.2 The following management actions should be implemented as part of the general management and maintenance of habitats and species interventions on the site.

Green Roof

- 8.5.3 Maintenance of the green roof habitat to aid its development and maximise its biodiversity potential should incorporate the following management actions, including best practice guidance from Bauder¹⁶:
- Strim the vegetation back to a height of 50-70 mm in late autumn, with all waste arisings removed to ground level for composting/disposal;
 - All invasive and/or undesirable species establishing, including saplings, should be removed by hand;
 - Removal of unwanted leaf litter that has fallen onto the roof surface in the spring and autumn, to ensure this does not smother the vegetation beneath;
 - In the spring, apply an 80 g/m² dressing of a slow-release organic fertiliser to the vegetated surface;
 - Inspect all drainage features, including opening of inspection chambers, to ensure the drainage can operate effectively and is clear of debris;
 - Inspect all termination bars and flashing for defect(s), including sealants and mortar joints;
 - Remove all vegetation that encroaches drainage infrastructure, walkways or vegetation barriers surrounding the habitat;
 - The application of herbicides and/or insecticides should be avoided.

¹⁶ Bauder (2022) General Maintenance: Bauder BioSolar System

- 8.5.4 Green roofs, irrespective of type, require regular maintenance to ensure correct functioning and growth of vegetation, with Bauder recommending a minimum of two maintenance visits per year. Additional visits are advisable to ensure the habitat is in optimum condition. Therefore, for the first years' establishment, it is recommended that maintenance visits for the above are completed on four occasions to ensure the green roof is establishing as proposed. These should be spread through the main growing season between March and September.
- 8.5.5 It is advisable that an additional visit is completed in the winter to ensure the drainage features are in working order and any potential blockages are identified and dealt with prior to any issues arising.
- 8.5.6 During periods of prolonged hot and dry weather, additional maintenance visits will be required to monitor the health of the green roof vegetation and provide additional irrigation, where required, to prevent mortality of vegetation present.

Green Wall

- 8.5.7 Maintenance of the green wall habitat will be required to balance the amenity resource provided alongside its biodiversity potential. Modular green walls are highly managed habitats that are provided with a dedicated management and maintenance contract, whilst ground-based systems that allow climbing plants to establish on a trellis wire on the façade are less highly managed and subject to maintenance more similarly to standard landscape planting as they do not require specific irrigation and nutrient supply.
- 8.5.8 Green wall habitats should be visually inspected on a regular basis, to ensure plant growth does not encroach onto the façade and confirm the integrity of the cable and wire system fixing. In addition to this, regular maintenance will include:
- The planting areas should be checked and weeded regularly to remove undesirable plant species;
 - The climbing plants should be cut back to maintain shape and manage growth;
 - Replacement of plants that have become damaged or died, on a like-for-like basis as much as is possible;
 - The planting may also require additional watering in dry periods and the provision of nutrients where required to maintain healthy planting.
- 8.5.9 Maintenance activities will principally be required in the main growing season for the plant selected, likely to be April to September, although some maintenance in the wintering period may be required in relation to the wire trellis system.

Amenity Shrub/Herbaceous Planting

- 8.5.10 Maintenance of the shrub habitats will balance maximising the habitat both as an amenity resource and its biodiversity potential. The following maintenance tasks are required to maximise the biodiversity potential of the habitat:
- The planting areas should be checked and weeded regularly to remove any undesirable plant species establishing or encroaching on the planting areas. These should be removed by hand, and replacement made using cuttings of or by splitting larger plants in the habitat, where applicable;
 - The planting areas should be cleared of the build-up of litter and debris, both natural (e.g. leaves) and non-natural (i.e. litter);

- The planting areas should be checked for the encroachment of plants onto surrounding habitats or onto footpaths or buildings, with cutting or pruning of the vegetation to maintain habitats within the proposed planting areas;
- The cutting and pruning of shrubs should be undertaken once their flowering period has been completed, typically mid-autumn, with all arisings to be removed from the site. Any overgrown shrubs may require extensive pruning or splitting;
- Damaged plants should be pruned and monitored regularly to ensure recovery of the plant. Where this is not possible, the plant should be removed and replaced on a like-for-like basis and based on the original planting specification;
- Dead plants should be removed and replaced on a like-for-like basis, based on the original planting specification and seeking to match the age of planting where possible;
- The vegetation may require watering, although this is more principally aimed at maintenance of the amenity value of the plants rather than the biodiversity value. Nevertheless, consideration is required in periods of prolonged hot and dry weather to ensure plants do not perish;
- To promote the development of a healthy invertebrate population within the planting, the application of herbicides and insecticides should be avoided.

8.5.11 Maintenance activities for the shrub planting will be required throughout the year, particularly in relation to the removal of litter and debris. Weeding is likely to be required throughout the main growing period, April to September, whilst any trimming/pruning and replacement of plants should take place outside of this period between November and February.

8.5.12 During periods of prolonged hot and dry weather, additional maintenance visits will be required to monitor the health of the green roof vegetation and provide additional irrigation, where required, to prevent mortality of vegetation present.

Tree Planting

8.5.13 Maintenance of the proposed tree planting will balance maximising the features as an amenity resource and their biodiversity potential, with considering given to the potential Health & Safety risks that may arise. The following maintenance tasks are required to maximise the biodiversity potential of the habitat:

- Formative and remedial pruning of trees to remove deadwood;
- Trees that have failed to thrive are to be removed and replaced with the same species and specification;
- Trees to be pruned to maintain shape and density ensuring the natural form of the trees are maintained. Pruning of trees will also consider maintaining access routes, with arisings to be removed from site;
- Trees should be irrigated on a weekly basis until established, and increasingly if weather conditions are dry, sunny or windy;
- Trees should be regularly inspected for signs of damage, disease, or structural weaknesses that could pose safety hazards to people or property. Protocols for tree risk assessment and management should be established, including professional inspections as needed.

Species Maintenance Requirements – Bird Boxes

8.5.14 Woodcrete nesting boxes typically require little in the way maintenance activities to maintain the integrity of the box, typically lasting for c. 25 years, and do not require the application of wood preservative. Consequently, maintenance tasks are largely restricted to cleaning of the nest boxes, however tasks should be undertaken outside of the nesting period (typically March to August) when disturbance of the nest box whilst containing young would in all likelihood cause the parents to desert the nest and the subsequent death of any nestlings. Cleaning of the boxes outside of the nesting period should incorporate:

- Removal of any old nests and un-hatched eggs from the nest box, and cleaning of the inside with boiling water to kill off any parasites present;
- Cleaning of ledges beneath the bird boxes to avoid a build-up of faeces, where applicable;
- Checking of the condition of the box, ensuring it remains adequately fixed in place and all removable parts secure, with any necessary repairs undertaken prior to the next breeding season; and,
- Hay or wood shavings (not straw, as this is unworkable when wet) can be placed in the box to provide an opportunity for birds to use the box as a winter roost.

8.5.15 The timescales for the checking and cleaning of bird boxes are dictated by the nesting bird season, with maintenance activities required to avoid the nesting season (March to August inclusive, but weather dependent so sometimes continuing into September). It is, therefore, recommended that maintenance activities are completed annually in October.

Species Maintenance Requirements – Bat Boxes

8.5.16 The proposed boxes are made of Woodcrete and should not require any maintenance activities for a long period, with the boxes typically lasting for c. 25 years. Furthermore, once occupied the bat box can only be closely inspected and/or disturbed by a licenced bat ecologist. Distant visual observation of the box should be carried out annually to ensure the box is securely fixed and free of defect, however if repairs are required then these need to be carried out by a licensed bat ecologist.

8.5.17 The checking of bat boxes should be completed annually, ideally in late autumn when the roosts are less likely to be occupied.

Species Maintenance Requirements – Invertebrate Aids

8.5.18 The proposed invertebrate features will not require major repairs or the application of wood preservative, with maintenance tasks restricted to cleaning of the artificial nesting aids. The nesting aids should be inspected annually, with cleaning of the box to remove the build-up of dirt and bacteria. Any removable parts should be cleaned by hand and replaced within the nest, or replacement material incorporated where necessary. Where new material is provided, the old material should be retained on site for a short period to allow invertebrate species within the material to relocate on site.

8.5.19 The additional features provided in the form of habitat stacks and loggerys should be checked to ensure they are secure, but as these are intended to provide rotting wood and habitat features should not be cleaned or cleared. The provision of additional material to the habitat stacks may be necessary, but this should be completed as required as opposed to featuring as routine maintenance.

8.5.20 The checking and cleaning of invertebrate boxes should take place annually in either November or March.

Works Schedule

8.5.21 A summary of the maintenance schedule for the management of habitats and species interventions is provided in Table 6.

Table 6 Maintenance Schedule

Maintenance Action	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Green Roof												
Vegetation Cut												
Removal of Leaf Litter and Invasive Species												
Fertiliser Application												
Inspection of Drainage and Edging Features												
Green Wall												
Inspection of Wire-Trellis System Fixing												
Vegetation Cut												
Replacement Planting												
Fertiliser Application												
Trees and Shrub Planting												
Weeding												
Removal of Leaf Litter and Invasive Species												
Pruning of Vegetation												
Replacement Planting												
Fertiliser Application												
Watering (sufficient to prevent wilting), if necessary												
Cutting (when at sufficient size)												
Pruning (tree)												
Artificial Species Nesting Aids												
Bird Box Check and Cleaning												
Bat Box Check												
Invertebrate Feature Check and Cleaning												

Monitoring and Remedial Measures

- 8.5.22 Monitoring is a key part of a Landscape and Ecology Management Plan, ensuring that the management actions implemented have a positive impact on the biodiversity of the site and contribute towards achieving the aim of the Plan. Monitoring can help identify where maintenance actions or mitigation measures are ineffective and allow for the implementation of remedial measures.
- 8.5.23 The following monitoring and remedial actions should be implemented as part of the Plan, helping understand the success of the management actions in achieving the aim of the Plan.

Habitats

- 8.5.24 The landscape planting should be monitored for the duration of the Plan, considering the initial landscaping proposals to ensure the appropriate species establish within the planting and are retained. That said, some deviation from the original planting may be acceptable.
- 8.5.25 Once the landscaping has established, the frequency of monitoring could be decreased over time. With this in mind, in the first growing season it is recommended that monitoring is undertaken every other month by an experienced person during the growing season. This will help ensure the appropriate species mix establishes and appropriate management actions to facilitate their establishment are implemented. Where necessary, supplementary watering of the landscape planting may be required. In the second season, monitoring should be undertaken every third month across the growing season, reducing to a minimum of twice a year during the growing season from the third year.
- 8.5.26 Should the monitoring identify significant deviation from the proposed planting, failure of some species to establish or the establishment of an undesirable species, remedial actions should be implemented. The remedial measures could include implementation of the identified management actions, such as targeted removal of undesirable species, or increase in management procedures, such as the provision of fertiliser or supplementary watering. In some cases, it may be necessary to provide new or additional planting to increase the presence of target or native species.

Artificial Habitat Aids

- 8.5.27 Monitoring of the artificial nesting aids for birds, bats and invertebrates should be undertaken to ascertain whether they are being utilised or if relocation may be advisable to increase their likelihood of occupation. As a result, it is recommended that an annual monitoring check is undertaken to determine whether the boxes have been in use, and where they are unused measures to attract target species should be considered, if appropriate. The monitoring checks could comprise visual assessments for field signs between April and August, although further detailed inspection between November and February may be necessary during routine maintenance.
- 8.5.28 Due to the legislation afforded to bat roosts, visual inspections of the bat boxes should only be completed by a licensed ecologist.

8.6 Long-Term Management Delivery

Reporting

- 8.6.1 The Landscape and Ecology Management Plan should be a working document that is updated as and when circumstances require, and reissued. This may be required if the monitoring of the plan identifies a change in management practice or if the named person responsible for the Plan changes.
- 8.6.2 A yearly report should be prepared by the responsible person post-construction, providing a summary of the outcomes of the maintenance and monitoring works carried out and identifying any necessary remedial measures. The reporting will then inform an annual site review considering the achievement of the aims and objectives of the Plan.

Delivery Mechanism

- 8.6.3 The Plan should include a commitment from the building owner/occupier to the delivery of the Plan over the 5-year period required by BREEAM alongside commitment for management and maintenance of the habitats over a 30-year period in line with Biodiversity Net Gain requirements. This should include a commitment to fully funding the Plan and contingencies for the implementation of remedial action to ensure the development delivers the biodiversity objectives of the Proposed Development.

9. Conclusion

- 9.1.1 The Proposed Development is being assessed under the BREEAM UK New Construction V6.1.1 scheme. As the client wishes to pursue Route 2 of the assessment, consideration of the Risk Evaluation Checklist (Guidance Note 34) has not been required.

9.2 LE02 – Ecological Risks and Opportunities

- 9.2.1 Assystem were commissioned and carried out an ecological appraisal of the site at an early enough stage in the Proposed Development to provide a proportionate input into the design of the development and the site in relation to biodiversity enhancement.
- 9.2.2 The Assystem PEA, and subsequent update, establishes the baseline for the Proposed Development, considering the value of the existing site and assessing direct and indirect impacts arising from the re-development. Additional aspects to the baseline are included in this appraisal, including confirmation of the zone of influence, but do not alter the value or findings of the baseline assessment in Assystem's PEA (Reference: TRI035 - PEA). The various options for the inclusion of green infrastructure are discussed in this appraisal. The recommendations and data collected from the survey was shared with the project team at an appropriate time to influence decisions made associated with landscape provision on the site and influence activities associated with future construction works that could impact biodiversity. Consequently, **the Proposed Development is eligible for the first credit (Survey and Evaluation) under BREEAM LE02, provided the credit criteria are met following assessment by the BREEAM Assessor.**
- 9.2.3 Although impacts on the site are relatively limited, as a result of its urban context, this appraisal demonstrates how consideration of the mitigation hierarchy has been given to the impacts and enhancement opportunities for the Proposed Development. The appraisal also details the consideration given to the achievement of the optimum ecological outcome that is feasible/achievable and proportionate for the delivery of the Proposed Development. Regular consultation has been held between

the design team and ecological consultant. As a result, **the Proposed Development is eligible for the second credit (Determining Ecological Outcomes) under BREEAM LE02 provided the credit criteria are fully met following assessment by the BREEAM Assessor.**

9.3 LE03 – Managing Impacts on Ecology

- 9.3.1 The PEA (Reference: TRI035 - PEA) was commissioned at an appropriate time, identifying the relevant constraints to the development for consideration in the design and in the construction phase. Appropriate on-site mitigation measures have been identified, both within the original PEA report and with additional recommendations within this appraisal, to manage negative ecological impacts associated with the site, although considering the baseline the adverse effects on biodiversity are relatively limited.
- 9.3.2 The potential impact of the Proposed Development and protective mitigation measures have been shared with and considered by the design team, with no significant habitats or features adversely affected. Given the absence of significant biodiversity features, consultation with wider stakeholders is not proportionate. As a result, **the Proposed Development is eligible for the first credit (Planning and Measures On-Site) under BREEAM LE03, provided the credit criteria are met following assessment by the BREEAM Assessor.**
- 9.3.3 Whilst the Proposed Development does result in the loss of some semi-natural habitat associated with introduced shrub and urban trees within the Proposed Development site boundary, the habitat does not warrant protection and, in line with the mitigation hierarchy, enhancement of the site will more than compensate for this loss of semi-natural habitat. As a result, **no net loss of ecological value will occur as a result of the Proposed Development and it will be eligible for 2 further credits (Managing Negative Impacts) under BREEAM LE03, provided the credit criteria are met following assessment by the BREEAM Assessor.**

9.4 LE04 – Ecological Change and Enhancement

- 9.4.1 Consultation within the design team has considered the enhancement opportunities for the Proposed Development with a view to delivering a net gain for biodiversity. Opportunities for enhancement, including the landscaping proposals, has formed part of these consultations and artificial nesting opportunities have been recommended for inclusion within the enhancements that targets key species of conservation concern. The provision of data to the local environmental records centre is not considered to be relevant, due to the absence of significant ecological records of note. As a result, **the Proposed Development is eligible for the first credit (Ecological Enhancement) under BREEAM LE04, provided the credit criteria are met following assessment by the BREEAM Assessor.**
- 9.4.2 The landscaping proposals for the site include the creation of a variety of habitats associated with urban green infrastructure to enhance the biodiversity value of the site. The landscaping contribution has been assessed within the BNG assessment (Reference: TRI035 – BNG) following Defra's Statutory Biodiversity Metric methodology, accepted under Knowledge Base Compliance Note KBCN1476 with the associated conditions met.
- 9.4.3 The area-based habitats provide a significant enhancement with the biodiversity value of the final site, referenced against the pre-development site, of 89.91 % (BRE Knowledge Base indicates that +100% should be added to the Defra Metric value to get the BREEAM equivalent, so this would be 189.91 %).

- 9.4.4 Therefore, **the Proposed Development will be eligible for all three credits available under the Change and Enhancement of Ecology in BREEAM LE04 with delivery of a net gain (i.e. greater than 105 %). Furthermore, the development is eligible for the additional exemplary credit for a change >110 %, provided the credit criteria are met following assessment by the BREEAM Assessor.**

9.5 LE05 – Long-Term Ecology Management and Maintenance

- 9.5.1 This appraisal identifies a number of recommendations intended to ensure the final development, notably the landscape and habitat features present, are maintained and managed following completion of the development, including the establishment of monitoring and remedial actions. This information should be collated and provided to the tenant or building owner upon completion, and would be a useful document to help manage biodiversity mitigation and enhancement implementation through the construction process.
- 9.5.2 Provisional input into a long-term management plan for the habitats and ecological enhancements created on the site, in accordance with BS 42020, has been prepared by Assystem and included within this report. The recommendations should be used to create a Landscape and Ecology Management Plan for the development that covers the construction process and can be passed on to the building management body(ies) post-completion. The information will need to be updated with any changes in the landscaping as the design progresses and in order to be fully compliant with BS 42020, the final Plan needs to provide additional information regarding the named person responsible for the Plan and delivery mechanisms (e.g. funding across the Plan period and contingencies). **The final Plan will satisfy the second credit (Landscape and Ecology Management Plan) under BREEM LE05, provided the credit criteria are met following assessment by the BREEAM Assessor.**
- 9.5.3 Measures to monitor and review the effectiveness of the implementation of recommended mitigation measures and enhancement measures are provided through the recommendation to appoint a Biodiversity Champion and associated site inspection and reporting measures. Through the retention of urban trees during construction, a significant proportion of the biodiversity value of the site is retained through the construction period. Therefore, provided the Biodiversity Champion is appointed, the monitoring and review of implementation is documented, and detailed management and maintenance plans are included in the handover information to the building manager, **the Proposed Development would be eligible for the first credit (Management and Maintenance throughout the Project) under BREEAM LE05, provided the credit criteria are met following assessment by the BREEAM Assessor.**

9.6 Summary of Credit Attainment

- 9.6.1 The Proposed Development is considered to be **eligible to achieve 12 credits available under LE02 to LE05, provided the BREEAM Assessor is content all criteria are met and recommendations/requirements discussed are implemented by the contractor/client during the construction and operation of the Proposed Development.**

10. Appendices / Annexes

Appendix A Relevant Legislation

The Environment Act 2021

The focus of the Act is the “...provision for targets, plans and policies for improving the natural environment...” and its requirements are structured around a number of broad themes (noting this is not a comprehensive summary of the provisions):

Nature and biodiversity – Part 6 of the Act importantly makes provision for “*biodiversity gain in planning*” which will apply to applications under the Town & Countryside Act and the Planning Act. In addition, the responsibilities on Government or public bodies have changed, including through:

- strengthening the existing biodiversity duty;
- requiring biodiversity reports;
- setting up local nature recovery strategy areas;
- providing for national habitat mapping; and
- establishing species conservation and protect site strategies.

Section 98 and 99 introduce biodiversity gain requirements that make changes to the Town & Country Planning Act and The Planning Act. The commencement of these changes and whether secondary legislation will be required to enact them will have to be subject to legal interpretation and advice.

Conservation covenants– Part 7 of the Act makes provisions for conservation covenants which essentially support the “*biodiversity gain in planning*” concept by providing a mechanism through which any gains can be secured and managed. These come into force at the point that the Secretary of State “*by regulations appoints*”.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European Protected Species', and the adaptation of planning and other controls for the protection of European Sites.

Under the Regulations, competent authorities (i.e. government departments and public bodies) have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive. The Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively) to the European Commission. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs) classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites form a network termed Natura 2000, now referred to as ‘National Site Network’. The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation.

The Regulations also provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. When considering potentially damaging operations, the precautionary principle applies i.e. consent cannot be given unless it is ascertained that there will be no adverse effect on the integrity of the site.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licences by the appropriate authorities. Licences may be granted for a few purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation of Habitats and Species Regulations 2017 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the Act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

Schedule 1 – Part 1 relates to birds and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an ‘active’ nest. Schedule 1 – Part 2 relates to birds afforded special protection during the close season which is 1 February to 31 August (21 February to 31 August below high-water mark), but which may be killed or taken outside this period.

The Countryside and Rights of Way (CROW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation. Legislation detailed in the Wildlife and Countryside Act 1981 (as amended) places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists superseded Section 74 of the CROW Act 2000.

UK Biodiversity Action Plan

The United Kingdom Biodiversity Action Plan (UK BAP), first published in 1994 and updated in 2007, was a government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UK BAP contained a list of priority habitats and species of conservation concern in the UK and outlined biodiversity initiatives designed to enhance their conservation status. Lists of Broad and Local habitats were also included. The priority habitats and species correlated with those listed on Section 41 and 42 of the NERC Act.

The UK BAP required that conservation of biodiversity be addressed at a County level through the production of Local BAPs. These were complementary to the UK BAP, however, were targeted towards species of conservation concern characteristic of each area. In addition, several local authorities and large organisations have produced their own BAPs.

Species and Habitats of Material Consideration for Planning in England – UK Post-2010 Biodiversity Framework

In 2011, the government published the 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' to replace the previous England Biodiversity Strategy. In 2012 the UK BAP was replaced by the UK Post-2010 Biodiversity Framework.

Previous planning policy (and some supporting guidance which is still current, e.g. ODPM Circular 06/2005, now under revision), refers to UK BAP habitats and species as being a material consideration in the planning process. Equally many local plans refer to BAP priority habitats and species. Both remain as material considerations in the planning process, but such habitats and species are now described as Species and Habitats of Principal Importance for Conservation in England, or simply priority habitats and priority species under the UK Post-2010 Biodiversity Framework. The list of habitats and species remains unchanged and is still derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. As was previously the case when it was a BAP priority species hen harrier continues to be regarded as a priority species although it does not appear on the Section 41 list.

The 'UK Post-2010 Biodiversity Framework', published in July 2012 succeeds the UK BAP and 'Conserving Biodiversity – the UK Approach'. The framework was produced by JNCC and Defra to set a broad enabling structure for action across the UK. Its purpose was to:

- Set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute.
- Identify priority work at a UK level which will be needed to help deliver the Aichi Targets and the EU Biodiversity Strategy.
- Facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work.
- Streamline governance arrangements for UK-scale activity.

Natural Environment White Paper – ‘The Natural Choice: securing the value of nature’ 2011

The principal aims of Natural Environment White Paper, published in June 2011, are to preserve and improve the natural environment, and build a connection between people and nature as well as introducing policies that will help ‘move progressively from net biodiversity loss to net gain’ through reforms such as ‘biodiversity offsets’.

The ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ strategy builds on this, offering a more comprehensive approach to stop biodiversity loss such as emphasis on preserving and maintaining important habitats, priority habitats and connections between areas with special status such as SSSIs.

Birds of Conservation Concern 5: the Red List for Birds

The latest review of Birds of Conservation Concern 5: the Red List for Birds was published in December 2021.

Commonly referred to as the UK Red List for birds, this is the fifth review of the status of birds in the UK, Channel Islands and Isle of Man, and updates the last assessment in 2015. Using standardised criteria, 245 species with breeding, passage or wintering populations in the UK were assessed by experts from a range of bird NGOs and assigned to the Red, Amber or Green lists of conservation concern.

Protection of Badgers Act 1992

Under the Protection of Badgers Act 1992, it is an offence to disturb a badger in its sett or damage, destroy or obstruct access to a badger sett. If the proposed work will involve works coming within 30 m of an active badger sett Natural England’s standing advice will need to be consulted and a mitigation plan drawn up. After which a licence will need to be applied for from Natural England to undertake any works. It should be noted that badgers cannot be captured and moved purely for development purposes.

Invasive Species (Enforcement and Permitting) Order 2019

This Order allows for the enforcement of Regulation (EU) No. 1143/2014 on the prevention and management of the introduction and spread of invasive alien species in England and Wales, including the relevant licences, permits and rules for keeping invasive alien species.

An enforcement regime is introduced, including criminal offences, licencing, and permitting provisions for Regulation (EU) No. 1143/2014 on the prevention and management of the introduction and spread of invasive alien species (“The IAS Regulation”).

The IAS Regulation lists species of concern which cannot be imported, kept, bred/grown, transported, sold, used, allowed to reproduce, or released into the environment. There are currently 49 species listed, which can be found in the Annex of Regulation (EU) No. 2016/1141 adopting a list of invasive alien species of Union concern pursuant to Regulation (EU) No 1143/2014. The regulator is Natural England for England, offshore marine areas, and in relation to imports and exports.

Appendix B Evidence for BREEAM

Do we know roughly in how many years the planting of the Aylesham landscaping will take place?

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

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From: BULLER Jessica

Sent: Wednesday, May 22, 2024 9:08 AM

To: 'Jennifer Tester' <jennifer.testers@triumenv.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jennifer,

Yes, thank you. Thursday lunchtime sounds good, in regards to the BREEAM report we can get that over to you for mid next week.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

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From: Jennifer Tester <jennifer.testers@triumenv.co.uk>

Sent: Wednesday, May 22, 2024 8:55 AM

To: BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jessie,

If we can get the reports by Thursday lunchtime at the latest that'd be appreciated. We need to review and issue by Friday so want to ensure we have time factored in for review.

Can I just check will you also be issuing the BREEAM report this week?

Many thanks,

Jennifer Tester

(M) 07766 160 946

jennifer.testers@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>
Sent: Tuesday, May 21, 2024 4:51 PM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia,

Fab thank you, would Friday COP be okay for the reports? They're currently being reviewed.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Tuesday, May 21, 2024 4:49 PM
To: BULLER Jessica <jbuller@assystem.com>
Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jessie,

Thanks for the below – we have received an updated crib sheet with some minor changes (please see attached). Please can you just do a cross check against your reports ahead of issuing tomorrow?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>
Sent: Monday, May 13, 2024 1:26 PM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia,

Thank you, feeling better thanks the weather has been so lovely I've continued to deny I have a cold!

We're aiming for close of play Wednesday the 22nd for the BNG and updated PEA. We're still awaiting the frozen CAD drawing for the AIA Report do you know when you would be able to receive this?

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>

Sent: Monday, May 13, 2024 11:42 AM

To: BULLER Jessica <jbuller@assystem.com>

Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.test@triumenv.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jessie,

You too, and hope you are feeling better!

See attached the latest crib sheet. Please could you confirm your timeframes for issuing the updated PEA, as well as draft BNG and AIA?

Many thanks

Georgia

(M) 07709 508 860

georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>

Sent: Monday, May 13, 2024 10:35 AM

To: Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.test@triumenv.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia,

Hope you had a lovely weekend.

Do you have the most recent crib sheet available for aylesham?

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Friday, May 10, 2024 4:24 PM
To: BULLER Jessica <jbuller@assystem.com>
Cc: COBDEN Laura <lcobden@assystem.com>; Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jessie,

Just tried to give you a ring to discuss this, please can you give me a call back when available?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>
Sent: Friday, May 10, 2024 4:13 PM
To: Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>; Jennifer Tester <jennifer.testers@triumenv.co.uk>; Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>
Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe <Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>; HALL Tom <thall@assystem.com>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Tom,

Thanks for your response, I think with the fallen tree this is clear justification.

However, for the other felled trees we would need some form of arboricultural assessment to justify why they had to be removed showing the health and safety risk these trees posed. Without this evidence it could be argued by the council that they didn't actually need to be removed therefore should be part of the baseline assessment.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com

From: Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>
Sent: Friday, May 10, 2024 3:53 PM
To: Jennifer Tester <jennifer.test@triumenv.co.uk>; Daniella Favero <Daniella.Favero@gillespies.co.uk>; BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>
Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe <Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jen,

Yes these trees were felled due to the storms we had a the time, one fell over on a car and the others were at high risk of falling over.

Kind Regards

Tom Oluade
Senior Development Manager



Our Values – Have Integrity – Be Passionate – Respect People – Think Creatively – Excellence Through Detail

Berkeley Homes (North East London) Ltd
61 Leman Street | London | E1 8NZ
Mobile: 07977 796 115

www.berkeleyhomes.co.uk

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St James Group Limited - Registered in England and Wales Number 03190056
St William Homes LLP - Registered in England and Wales Number OC396332
www.berkeleyhomes.co.uk www.stjames.co.uk www.stwilliam.co.uk



From: Jennifer Tester <jennifer.test@triumenv.co.uk>
Sent: 10 May 2024 09:46
To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>; Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>
Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe

<Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

This message was sent from Jennifer Tester <jennifer.testers@triumenv.co.uk>. Please be careful opening attachments or clicking links and report any suspicious emails to securitythreats@berkeleygroup.co.uk

Hi All,

Tom/Leo/Molly – are you able to provide any justification as to why the trees were felled? This was undertaken prior to Assystem's updated tree survey so the narrative will need to come from Berkeley. Assume we can remove from the baseline on the basis of H&S risk.

Many thanks,

Jennifer Tester

(M) 07766 160 946

jennifer.testers@triumenv.co.uk



From: Daniella Favero <Daniella.Favero@gillespies.co.uk>

Sent: Thursday, May 9, 2024 11:40 AM

To: BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>; Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hello Jessie,

I hope you are well.

Please use the sheet attached which has an updated table for the number of removed / retained trees.

As for the frozen CAD plan, we have just received an updated Ground Floor architectural plan last Friday to which we are updating our plans.

We will send our landscape plans over again once they have been updated and coordinated.

The total number of trees proposed as of now is 350 new trees (156 on ground floor and 194 smaller, mostly multi-stem trees on the podiums and roof terraces).

In regards to the reason for the felled trees, @Tom Oluade @Georgia Freeman do you have a statement justifying the felled trees that Jessie can use as per her query ?

On the updated Tree Survey (attached) it just says "stump from felled tree".

Thank you and speak soon.

Sincerely,

Daniella Favero (she / her)

Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi



Gillespies will be at
UKREiiF in Leeds
from May 21-23.
Meet us there.

From: BULLER Jessica <jbuller@assystem.com>

Sent: Wednesday, May 8, 2024 5:33 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Both,

Just to confirm are we okay to base the trees to be removed on the attached image from the DAS?

Also my colleague and I have been discussing how to capture the trees which have been felled due to the storm. If we are to not count these trees in the baseline we will need robust evidence to explain why these trees needed to be removed in terms for health and safety. Is there any detail you can provide as to why they needed to be removed as opposed to managed?

If there isn't anything to justify why they came out we will need to include these trees within the baseline to follow best practice and to avoid any difficulties with Southwark Council!

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica

Sent: Wednesday, May 8, 2024 2:46 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

Lovely bank holiday thank you hope yours was too.

Thanks for sending that through! We're almost there please could you provide the following:

- Frozen layout in CAD format for the arboricultural report,
- Please could you mark up the attached plan to show which trees will be removed and which will be retained, and
- Please could you provide the proposed total number of trees.

Then we can run biodiversity metric and let you know how the biodiversity net gain is looking.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: Daniella Favero <Daniella.Favero@gillespies.co.uk>

Sent: Wednesday, May 8, 2024 2:17 PM

To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; BULLER Jessica <jbuller@assystem.com>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hello Both,

I hope you had a great long weekend.

Apologies, I was on another deadline on Friday, so I was head-down all day, and then was on leave yesterday.

@BULLER Jessica I have included in the link below, our landscape CAD linework for all levels, along with the hatches we have used for our UGF calculation.

<https://we.tl/t-pPdcX4Pp5F>

Also in the link, you will find our UGF page from our DAS. Our current score is 0.38. We have tried our hardest to add as much green as possible, but as you can see from the text we have written on the UGF page, there are quite a few constraints working against us.

Please let me know if there is anything else you require from us at this time.

Sincerely,

Daniella Favero (she / her)

Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi

16 Laystall Street, London EC1R 4PF

+44 (0)207 253 2929 | +44 (0)mobile number

gillespies.co.uk





From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Tuesday, May 7, 2024 1:51 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testster@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

Hope you had a good bank holiday?

Just to follow up on the below, please are you able to provide the additional information for the ecology assessments?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: Georgia Freeman
Sent: Friday, May 3, 2024 1:03 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testster@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Thanks Jessie - @Daniella Favero please are you able to provide the below (UGF calcs and the layout in CAD format)?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>
Sent: Friday, May 3, 2024 10:16 AM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia,

Just following on from the below, the arb team will also require the frozen layout in CAD format for the arboricultural report.

Many thanks,

Jessie Buller | Consultant Ecologist | ASSYSTEM
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica
Sent: Wednesday, May 1, 2024 3:01 PM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia and Daniella,

That's great thank you.

Do you have the urban green factor calculations? We'll need each proposed habitat broken down by proposed area in m2. For example extensive green roof = 200m2 ect.

Also I just wanted to flag as early as possible that the extensive tree removal as shown below will make it very difficult to achieve a biodiversity net gain. Is there any way to retain more existing trees?

	Trees Retained			Trees Removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	7	7
Category C	9	1	13	11	12	24
Category U	0	0	0	2	0	2
Felled Trees	0	0	0	4	0	0
Totals	9	3	12	17	19	36

Many thanks,

Jessie Buller | Consultant Ecologist | ASSYSTEM



Assystem | 17 Slingsby Place,
London, WC2E 9AB (UK)
Mob: +44 7584805169
jbuller@assystem.com | More
information on
www.assystem.com



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Wednesday, May 1, 2024 2:55 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: Aylesham Centre - Landscaping Plans

Hi Jessie, Laura,

Please see attached in the following link the landscaping plans as well as the landscape DAS: <https://we.tl/t-7RKcopBhvB>

Please can you review and let @Daniella know if you need any further information, to inform your ecology and arboriculture reports?

Many thanks

Georgia Freeman

Consultant

Trium Environmental Consulting LLP

(M) 07709 508 860

(T) 020 3887 7118

georgia.freeman@triumenv.co.uk

www.triumenvironmental.co.uk



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BULLER Jessica

From: Daniella Favero <Daniella.Favero@gillespies.co.uk>
Sent: 09 May 2024 11:40
To: BULLER Jessica; Georgia Freeman; Tom Oluade
Cc: Jennifer Tester; COBDEN Laura; Neil Matthew
Subject: RE: Aylesham Centre - Landscaping Plans
Attachments: J220226 - Aylesham Centre - Tree Survey Schedule Rev A.pdf; 0681_AyleshamCentre_DAS_06_Landscape Gillespies DAS Tree Retention.pdf

Hello Jessie,

I hope you are well.

Please use the sheet attached which has an updated table for the number of removed / retained trees.

As for the frozen CAD plan, we have just received an updated Ground Floor architectural plan last Friday to which we are updating our plans.

We will send our landscape plans over again once they have been updated and coordinated.

The total number of trees proposed as of now is 350 new trees (156 on ground floor and 194 smaller, mostly multi-stem trees on the podiums and roof terraces).

In regards to the reason for the felled trees, @Tom Oluade @Georgia Freeman do you have a statement justifying the felled trees that Jessie can use as per her query ?

On the updated Tree Survey (attached) it just says "stump from felled tree".

Thank you and speak soon.

Sincerely,

Daniella Favero (she / her)

Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi

16 Laystall Street, London EC1R 4PF

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Gillespies will be at
UKREiiF in Leeds
from May 21-23.

Meet us there.

From: BULLER Jessica <jbuller@assystem.com>

Sent: Wednesday, May 8, 2024 5:33 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.test@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Both,

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Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica

Sent: Wednesday, May 8, 2024 2:46 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.test@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

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Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

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From: Daniella Favero <Daniella.Favero@gillespies.co.uk>

Sent: Wednesday, May 8, 2024 2:17 PM

To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; BULLER Jessica <jbuller@assystem.com>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hello Both,

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Please let me know if there is anything else you require from us at this time.

Sincerely,

Daniella Favero (she / her)
Senior Landscape Architect

Gillespies

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gillespies.co.uk



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>

Sent: Tuesday, May 7, 2024 1:51 PM

To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

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Just to follow up on the below, please are you able to provide the additional information for the ecology assessments?

Many thanks

Georgia

(M) 07709 508 860

georgia.freeman@triumenv.co.uk



From: Georgia Freeman

Sent: Friday, May 3, 2024 1:03 PM

To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Thanks Jessie - @Daniella Favero please are you able to provide the below (UGF calcs and the layout in CAD format)?

Many thanks

Georgia

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georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>

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Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica

Sent: Wednesday, May 1, 2024 3:01 PM

To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia and Daniella,

That's great thank you.

Do you have the urban green factor calculations? We'll need each proposed habitat broken down by proposed area in m2. For example extensive green roof = 200m2 ect.

Also I just wanted to flag as early as possible that the extensive tree removal as shown below will make it very difficult to achieve a biodiversity net gain. Is there any way to retain more existing trees?

	Trees Retained			T
	TPO	Non-TPO	Total	TPO
Category B	0	2	2	0
Category C	9	1	13	11
Category U	0	0	0	2

Many thanks,

Jessie Buller | Consultant Ecologist | ASSYSTEM


assystem
Assystem | 17 Slingsby Place,
London, WC2E 9AB (UK)
Mob: +44 7584805169
jbuller@assystem.com | More
information on
www.assystem.com



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Wednesday, May 1, 2024 2:55 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: Aylesham Centre - Landscaping Plans

Hi Jessie, Laura,

Please see attached in the following link the landscaping plans as well as the landscape DAS: <https://we.tl/t-7RKcopBhvB>

Please can you review and let @Daniella know if you need any further information, to inform your ecology and arboriculture reports?

Many thanks

Georgia Freeman

Consultant

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BULLER Jessica

From: BULLER Jessica
Sent: 14 May 2024 16:31
To: Daniella Favero
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

Please find below some specific bird box recommendations, you can mix and match and include some but not others which ever works for you!

Specific bird box recommendations include:

- House Sparrow – Schwegler Sparrow Terrace 1SP
- Swift - No. 17C Schwegler Swift Nest Box (Double Cavity)
- General Species - Schwegler 2H Open Nest Box
- General Species - Schwegler 1B Hole Nest Box

Bat boxes:

- Starter bat box - Schwegler 2F Bat Box

Any questions please let me know.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com



From: Daniella Favero <Daniella.Favero@gillespies.co.uk>
Sent: Tuesday, May 14, 2024 12:15 PM
To: BULLER Jessica <jbuller@assystem.com>
Subject: RE: Aylesham Centre - Landscaping Plans

Wonderful, thanks so much Jessie!

Sincerely,

Daniella Favero (she / her)
Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi
16 Laystall Street, London EC1R 4PF
+44 (0)207 253 2929 | +44 (0)mobile number
gillespies.co.uk





Gillespies will be at
UKREiiF in Leeds
from May 21-23.

Meet us there.

From: BULLER Jessica <jbuller@assystem.com>
Sent: Tuesday, May 14, 2024 11:15 AM
To: Daniella Favero <Daniella.Favero@gillespies.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

It was lovely thank you! Hope yours was too.

Yep no problem I'll send over some wildlife box recommendation by the end of the day today.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com



From: Daniella Favero <Daniella.Favero@gillespies.co.uk>
Sent: Monday, May 13, 2024 5:16 PM
To: BULLER Jessica <jbuller@assystem.com>
Subject: RE: Aylesham Centre - Landscaping Plans

Hey Jessie,

Hope you had a great weekend!

I am putting together the DAS for Shoreditch Works and Aylesham.

Do you have any ecological recommendations for Aylesham that you could send over as you did for SW, like the bird boxes for example?

Please let me know and I will add this to our ecology diagram.

Thank you!

Sincerely,
Daniella Favero (she / her)
Senior Landscape Architect

Gillespies

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16 Laystall Street, London EC1R 4PF
+44 (0)207 253 2929 | +44 (0)mobile number
gillespies.co.uk



Gillespies will be at
UKREiiF in Leeds
from May 21-23.

Meet us there.

From: BULLER Jessica <jbuller@assystem.com>

Sent: Friday, May 10, 2024 4:13 PM

To: Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>; Jennifer Tester <jennifer.testers@triumenv.co.uk>; Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe <Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>; HALL Tom <thall@assystem.com>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Tom,

Thanks for your response, I think with the fallen tree this is clear justification.

However, for the other felled trees we would need some form of arboricultural assessment to justify why they had to be removed showing the health and safety risk these trees posed. Without this evidence it could be argued by the council that they didn't actually need to be removed therefore should be part of the baseline assessment.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com



From: Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>

Sent: Friday, May 10, 2024 3:53 PM

To: Jennifer Tester <jennifer.testers@triumenv.co.uk>; Daniella Favero <Daniella.Favero@gillespies.co.uk>; BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe

<Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Jen,

Yes these trees were felled due to the storms we had at the time, one fell over on a car and the others were at high risk of falling over.

Kind Regards

Tom Oluade
Senior Development Manager



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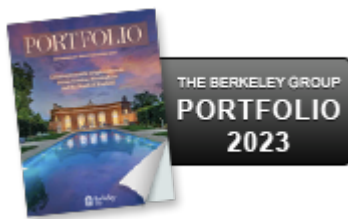
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From: Jennifer Tester <jennifer.testers@triumenv.co.uk>

Sent: 10 May 2024 09:46

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>; Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>

Cc: COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>; Leo Scarfe <Leo.Scarfe@berkeleygroup.co.uk>; Molly Brennan <Molly.Brennan@berkeleygroup.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

This message was sent from Jennifer Tester <jennifer.testers@triumenv.co.uk>. Please be careful opening attachments or clicking links and report any suspicious emails to securitythreats@berkeleygroup.co.uk

Hi All,

Tom/Leo/Molly – are you able to provide any justification as to why the trees were felled? This was undertaken prior to Assystem's updated tree survey so the narrative will need to come from Berkeley. Assume we can remove from the baseline on the basis of H&S risk.

Many thanks,

Jennifer Tester

(M) 07766 160 946

jennifer.testers@triumenv.co.uk



From: Daniella Favero <Daniella.Favero@gillespies.co.uk>

Sent: Thursday, May 9, 2024 11:40 AM

To: BULLER Jessica <jbuller@assystem.com>; Georgia Freeman <georgia.freeman@triumenv.co.uk>; Tom Oluade <Tom.Oluade@berkeleygroup.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hello Jessie,

I hope you are well.

Please use the sheet attached which has an updated table for the number of removed / retained trees.

As for the frozen CAD plan, we have just received an updated Ground Floor architectural plan last Friday to which we are updating our plans.

We will send our landscape plans over again once they have been updated and coordinated.

The total number of trees proposed as of now is 350 new trees (156 on ground floor and 194 smaller, mostly multi-stem trees on the podiums and roof terraces).

In regards to the reason for the felled trees, [@Tom Oluade](#) [@Georgia Freeman](#) do you have a statement justifying the felled trees that Jessie can use as per her query ?

On the updated Tree Survey (attached) it just says "stump from felled tree".

Thank you and speak soon.

Sincerely,

Daniella Favero (she / her)

Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi

16 Laystall Street, London EC1R 4PF

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From: BULLER Jessica <jbuller@assystem.com>

Sent: Wednesday, May 8, 2024 5:33 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Both,

Just to confirm are we okay to base the trees to be removed on the attached image from the DAS?

Also my colleague and I have been discussing how to capture the trees which have been felled due to the storm. If we are to not count these trees in the baseline we will need robust evidence to explain why these trees needed to be removed in terms for health and safety. Is there any detail you can provide as to why they needed to be removed as opposed to managed?

If there isn't anything to justify why they came out we will need to include these trees within the baseline to follow best practice and to avoid any difficulties with Southwark Council!

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**

17 Slingsby Place, London WC2E 9AB (UK)

Mobile Number: 07584805169

jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica

Sent: Wednesday, May 8, 2024 2:46 PM

To: Daniella Favero <Daniella.Favero@gillespies.co.uk>; Georgia Freeman <georgia.freeman@triumenv.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>

Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

Lovely bank holiday thank you hope yours was too.

Thanks for sending that through! We're almost there please could you provide the following:

- Frozen layout in CAD format for the arboricultural report,
- Please could you mark up the attached plan to show which trees will be removed and which will be retained, and
- Please could you provide the proposed total number of trees.

Then we can run biodiversity metric and let you know how the biodiversity net gain is looking.

Many thanks,

Jessie Buller | Consultant Ecologist | **ASSYSTEM**
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com

From: Daniella Favero <Daniella.Favero@gillespies.co.uk>
Sent: Wednesday, May 8, 2024 2:17 PM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; BULLER Jessica <jbuller@assystem.com>
Cc: Jennifer Tester <jennifer.test@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Neil Matthew <Neil.Matthew@gillespies.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hello Both,

I hope you had a great long weekend.

Apologies, I was on another deadline on Friday, so I was head-down all day, and then was on leave yesterday.

[@BULLER Jessica](#) I have included in the link below, our landscape CAD linework for all levels, along with the hatches we have used for our UGF calculation.

<https://we.tl/t-pPdcX4Pp5F>

Also in the link, you will find our UGF page from our DAS. Our current score is 0.38. We have tried our hardest to add as much green as possible, but as you can see from the text we have written on the UGF page, there are quite a few constraints working against us.

Please let me know if there is anything else you require from us at this time.

Sincerely,
Daniella Favero (she / her)
Senior Landscape Architect

Gillespies

London | Oxford | Manchester | Leeds | Abu Dhabi
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From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Tuesday, May 7, 2024 1:51 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testster@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Daniella,

Hope you had a good bank holiday?

Just to follow up on the below, please are you able to provide the additional information for the ecology assessments?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: Georgia Freeman
Sent: Friday, May 3, 2024 1:03 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testster@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Thanks Jessie - @Daniella Favero please are you able to provide the below (UGF calcs and the layout in CAD format)?

Many thanks

Georgia

(M) 07709 508 860
georgia.freeman@triumenv.co.uk



From: BULLER Jessica <jbuller@assystem.com>
Sent: Friday, May 3, 2024 10:16 AM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>

Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia,

Just following on from the below, the arb team will also require the frozen layout in CAD format for the arboricultural report.

Many thanks,

Jessie Buller | Consultant Ecologist | ASSYSTEM
17 Slingsby Place, London WC2E 9AB (UK)
Mobile Number: 07584805169
jbuller@assystem.com | More information on www.assystem.com

From: BULLER Jessica
Sent: Wednesday, May 1, 2024 3:01 PM
To: Georgia Freeman <georgia.freeman@triumenv.co.uk>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: RE: Aylesham Centre - Landscaping Plans

Hi Georgia and Daniella,

That's great thank you.

Do you have the urban green factor calculations? We'll need each proposed habitat broken down by proposed area in m2. For example extensive green roof = 200m2 ect.

Also I just wanted to flag as early as possible that the extensive tree removal as shown below will make it very difficult to achieve a biodiversity net gain. Is there any way to retain more existing trees?

	Trees Retained			Trees Removed		
	TPO	Non-TPO	Total	TPO	Non-TPO	Total
Category B	0	2	2	0	7	7
Category C	9	1	13	11	12	24
Category U	0	0	0	2	0	2
Felled Trees	0	0	0	4	0	0
Totals	9	3	12	17	19	36

Many thanks,

Jessie Buller | Consultant Ecologist | ASSYSTEM



Assystem | 17 Slingsby Place,
London, WC2E 9AB (UK)
Mob: +44 7584805169
jbuller@assystem.com | More
information on
www.assystem.com



From: Georgia Freeman <georgia.freeman@triumenv.co.uk>
Sent: Wednesday, May 1, 2024 2:55 PM
To: BULLER Jessica <jbuller@assystem.com>; COBDEN Laura <lcobden@assystem.com>; Daniella Favero <Daniella.Favero@gillespies.co.uk>
Cc: Jennifer Tester <jennifer.testers@triumenv.co.uk>
Subject: Aylesham Centre - Landscaping Plans

Hi Jessie, Laura,

Please see attached in the following link the landscaping plans as well as the landscape DAS: <https://we.tl/t-7RKcopBhvB>

Please can you review and let @Daniella know if you need any further information, to inform your ecology and arboriculture reports?

Many thanks

Georgia Freeman

Consultant

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