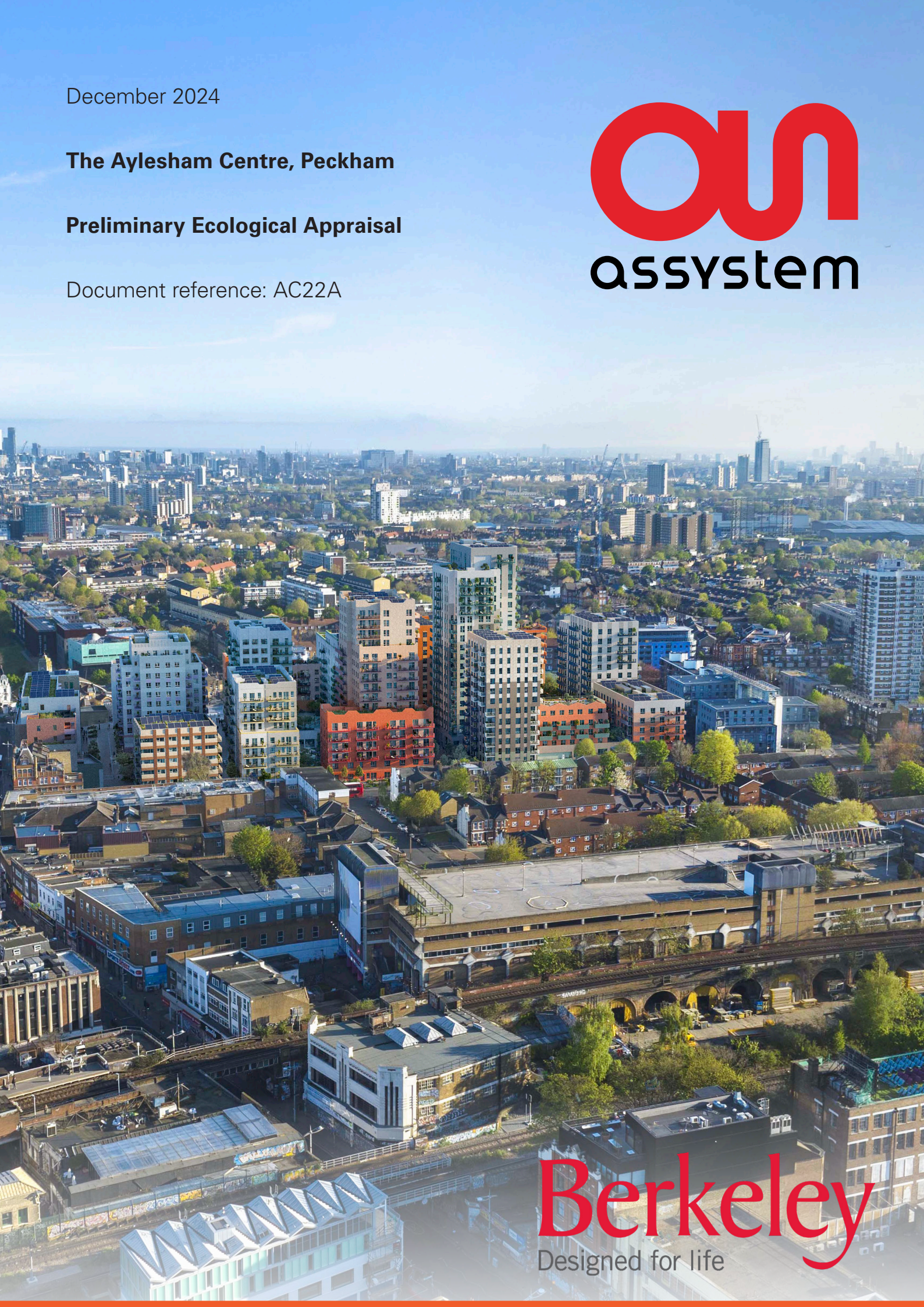


December 2024

The Aylesham Centre, Peckham

Preliminary Ecological Appraisal

Document reference: AC22A



Berkeley
Designed for life



PRELIMINARY ECOLOGICAL APPRAISAL

Aylesham Centre, Peckham

Client Reference: Berkeley Homes (Capital) Plc

Assystem E&I Ltd. Reference: TRI035

Project Reference: AC22A

Issue: E

Status: Updated



Document Approval

Originator : PA	Reviewed by :	Approved by :
Signature : PA	Signature : JM	Signature : IMG
Date : 03/12/2024	Date : 03/12/2024	Date : 06/12/2024
Name : Poppy Anson Title : Graduate Ecologist Assystem E&I Ltd.	Name : Joanna Meredith Title : Consultant Ecologist Assystem E&I Ltd.	Name : Ignacio Martin-Granizo Title : Associate Director Assystem E&I Ltd.

Document Issue Record

Issue :	Date :	Reason for issue	Originator :	Checked by :	Approved by :
A	02/03/2022	Draft for Comment	RH	LC	LC
B	11/03/2022	Final	RH	LC	LC
C	22/05/2024	Draft update following updated habitat survey due to validity of PEA expiring	PA	JB	JB
D	14/06/2024	Final	JB	JB	JB
E	06/12/2024	Update due to change in proposed development scheme	PA	JM	IMG

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1. Executive Summary

Purpose	Assystem, formerly Schofield Lothian, was commissioned by Trium Environmental Consulting LLP (Trium), on behalf of Berkeley Homes (Capital) PLC, to undertake a Preliminary Ecological Appraisal (PEA) of land at Aylesham Centre, Peckham (South-East London), to evaluate the existing ecological value of the site and to identify any ecological constraints to the Proposed Development.
Introduction	This updated Preliminary Ecological Assessment is prepared for Berkeley Homes (Capital) Plc and submitted in support of the planning application (ref. 24/AP/2074) which seeks permission for the comprehensive redevelopment of the Aylesham Centre and associated car park and petrol filling station at Hanover Park, London SE15 5EW ('the Site'). This updated Preliminary Ecological Assessment supersedes the July 2024 Preliminary Ecological Assessment (document ref. AC22). The updated Preliminary Ecological Assessment reflects the design changes as set out within the updated Design and Access Statement (document ref AC02A). The updates within this Report are minor and comprise of minor update in the landscape proposals. The Site is located within the London Borough of Southwark, in the centre of Peckham. The Site borders Rye Lane, Hanover Park and McKerrell Road. The surrounding area is largely comprised of commercial and residential uses, as well as Peckham bus station and depot to the north. There are no national statutory designated sites within 5 km of the Site. A Preliminary Ecological Appraisal (PEA), consisting of a field survey and desk study, was undertaken on the 24th of February 2022. The field survey had a 2-year period of validity; therefore, an update survey was completed on 30th January 2024 to ensure the conditions reported in the PEA remain valid. As part of the update to the PEA, the desk study has been updated, using publicly available resources and local records obtained from Greenspace Information for Greater London (GiGL), and a walkover survey of the Site was completed to review habitat classification on Site. As part of the update, the habitats present were mapped according to the UK Habitat Classification methodology. The PEA report was completed in consideration of the Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2017) guidelines, the UKHab Classification User Manual (UKHab Version 2.0, 2023) and British Standard 42020 (2013) 'Biodiversity – Code of Practise for Planning and Development'.
Key Findings	Habitat – The Site contains primarily built structures operating as retail units, as well as areas of hard-standing, forming pavements as well as a large car park. Scattered young and semi-mature trees are also present. The habitats on Site are of low ecological value. Birds – Opportunities for nesting birds were present throughout the Site. Bats – The buildings were considered to hold negligible potential for roosting bats, with negligible potential for commuting/ foraging bats given the highly urban context of the area.

Recommendations

Nesting Birds – The scattered trees and scrub on Site offer some potential for nesting birds. Additionally, pigeons were observed within the Aylesham Centre.

It is therefore recommended that any removal of trees or scrub on Site and building demolition, take place outside of the nesting bird season (i.e., March – September). Alternatively, an ecologist should undertake a site walkover to confirm the absence of breeding birds. Exclusion measures should be put in place to remove the likelihood of nesting pigeons being present within the Aylesham Centre

Other Mammals – It is possible that common wild mammals such as foxes (*Vulpes vulpes*) may venture onto the Site during the refurbishment and construction of the proposed project. Measures such as covering all deep holes and trenches overnight, planked escape routes from excavations, and storing liquids safely will reduce the risk of harm to wild mammals, which are protected by the Wild Mammals (Protection) Act 1996 from unnecessary suffering by certain measures.

Conclusion

The conclusions are unchanged from those as set out within the July 2024 Preliminary Ecological Assessment (document ref. AC22). Based on the findings of the PEA, the Site has low ecological value. The Proposed Development provides exciting opportunities for potential biodiversity enhancement, such as the installation of green roofs and enhancement the local environment by increasing tree and scrub habitats.

2. Purpose of the Document

2.1.1 The purpose of this document is to provide information regarding any protected and /or notable habitats and species that occur or have the potential to occur on or near the Proposed Development(s) and identification of the potential impacts of the works. This PEA has been updated due to changes to the design and response to comments received.

2.1.2 This assessment has been designed to meet:

- Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Preliminary Ecological Appraisal' (2017)¹; and
- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'².

2.1.3 The objectives are to:

- Identify any designated sites for nature conservation and habitats on, near and/or adjacent to the site;
- Identify any notable and/or protected plant or animal species of nature conservation value, which may occur on or near the site;
- Identify the presence of any invasive plant species on or adjacent to the site;
- Provide a habitat map with target notes of ecological features as identified above;
- Undertake a preliminary assessment of the potential impacts on any ecological receptors of conservation value identified on, near or adjacent to the site; and
- Recommend further surveys, mitigation, and enhancement measures as appropriate.

2.2 Validity of Data

2.2.1 The findings of this study are valid for a period of 24 months from the survey on the 30th OF January 2024. If works have not commenced within two years of this date, then an updated Site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on Site, and to inform a review of the conclusions and recommendations made.

¹ CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

² BSI (2013) British Standard 42020:2013 Biodiversity – Code of Practice for Planning and Development. British Standards Institute, London.

3. Introduction

3.1 Background Information

- 3.1.1 Assystem, formerly Schofield Lothian, was appointed by Trium Environmental Consulting LLP (hereby known as Trium) on behalf of Berkeley Holmes Plc (the Applicant) to carry out an extended Phase 1 habitat survey of land at Aylesham Centre Peckham, London, in order to inform a Preliminary Ecological Appraisal (PEA).
- 3.1.2 The original field survey undertaken in February 2022 had a 2-year period of validity. Therefore, an update survey was completed on the 30th of January 2024 to ensure the conditions reported in this PEA remain valid. As part of the update to the PEA, the desk study has been updated, using publicly available resources and local records obtained from Greenspace Information for Greater London (GiGL), and a walkover survey of the Site was completed to review the habitat classification. As part of the update, the habitats present were mapped according to the UK Habitat Classification methodology.
- 3.1.3 By undertaking an investigation of the habitats and species present, this report will provide Trium with a greater understanding of the ecological value of the area. It identifies any potential risks, obligations and restrictions that may be necessary to guarantee compliance with wildlife legislation.

3.2 Site Description

- 3.2.1 The Site borders Rye Lane, Hanover Park and McKerrell Road. The surrounding area is largely comprised of commercial and residential uses, as well as Peckham bus station and depot adjacent north (see Figure 1).
- 3.2.2 The Site area is approximately 2.8 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 wider retail space that exists within the site boundary. It offers 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.

3.3 Scope of Works

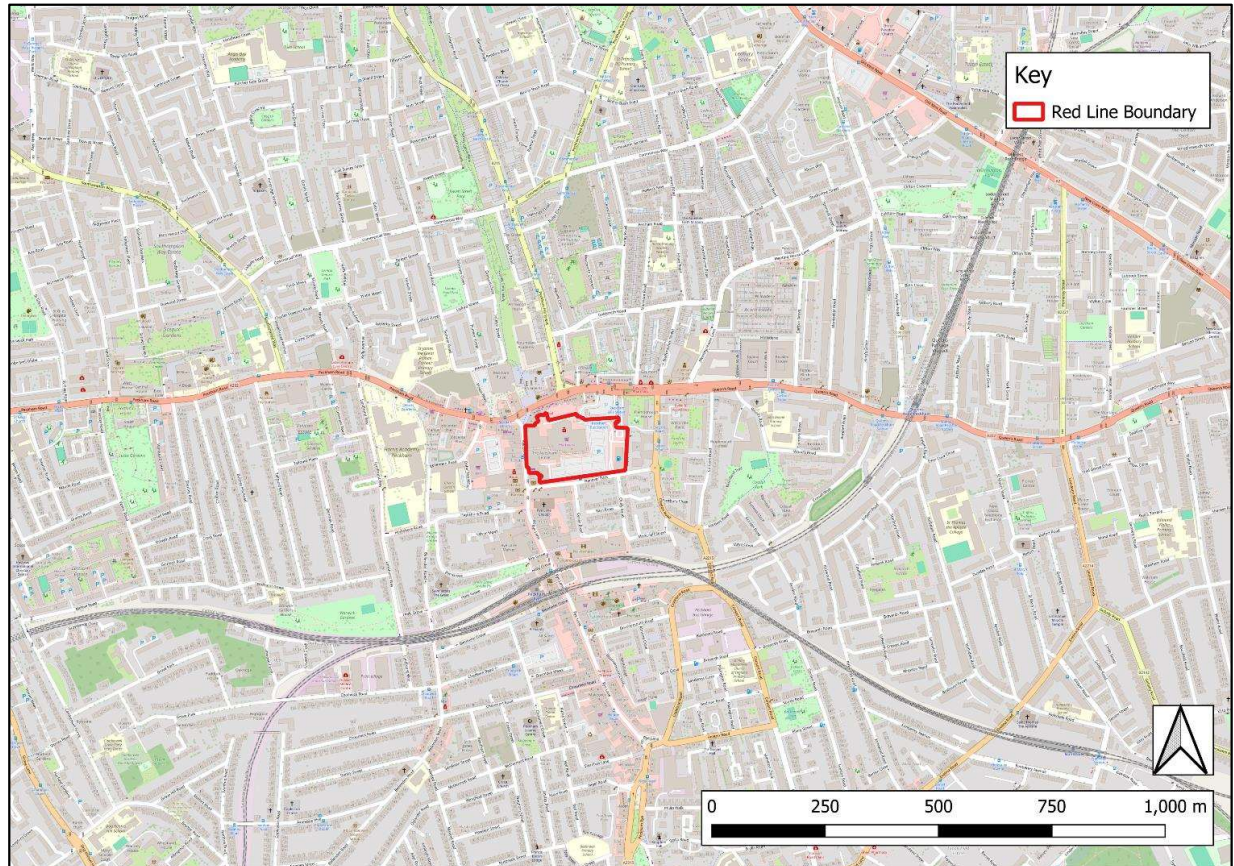
- 3.3.1 The following surveys were commissioned by Trium and form part of this PEA:
- Desktop study and ecological data search;
 - Extended Phase 1 habitat survey; and
 - Extended UK Habitat Classification survey (UKHab) (extended to include a protected species search).

3.4 Proposed Works

- 3.4.1 The Proposed Development Site is located Aylesham Centre, Hanover Park, London SE15 5EW ('the Site'). The total area of the Site is 2.7 hectares.

- 3.4.2 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 Mckerrell Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.
- 3.4.3 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 Hanover 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 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.
- 3.4.4 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 Sumner house and Flaxyard. In addition, a number of sites have been allocated for development within the Site's vicinity, including Blackpool Business Park and Copeland Industrial Estate.
- 3.4.5 The Proposed Development includes the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.
- 3.4.6 Figure 1 shows the Site location and the surround environment.

Figure 1 Location of the Proposed Development (Contains map data from © OpenStreetMap)



3.5 Planning Policy

3.5.1 National, regional, and local planning policies help guide the proposed development. The following paragraphs identify relevant planning policies and discuss these in the context of the site.

National

- 3.5.2 Under the Natural Environment and Rural Communities (NERC) Act 2006, “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. To comply with this ‘Biodiversity Duty’, planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.
- 3.5.3 National policy guidance is provided by National Planning Policy Framework (NPPF)³, which sets out the Government's planning policies for England and how they should be applied. The section on habitats and biodiversity notes in Paragraph 185 (b) that plans should “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*”; and that in

³ Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework

determining planning applications, local planning authorities should follow certain principles, including the following in Paragraph 186:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then planning permission should be refused;
- Development on land within or outside a Site of Special Scientific Interest (SSSI), and which is likely to have an adverse effect on it (either individually or in combination with other developments) should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs;
- Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

3.5.4 Further supporting information regarding the application of planning policy is provided in Planning Practice Guidance (PPG)⁴. The PPG identifies that information on biodiversity impacts and opportunities should inform all stages of development, with planning applications requiring an ecological survey where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate (Paragraph 18). The PPG also identifies that detailed species surveys should only be required by local planning authorities where clearly justified and proportionate to the nature and scale of development proposed and the likely impact, i.e. there is a reasonable likelihood of a protected species being present and affected by the development.

Metropolitan

- 3.5.5 The London Plan⁵ provides strategic planning direction at the Greater London scale, produced by the GLA and setting out a framework of economic, environmental transport and social policies for the development of London.
- 3.5.6 Policy G6 on 'Biodiversity and Access to Nature' provides the principal policy for the protection and enhancement of biodiversity. The Policy identifies that '*development should manage impacts on biodiversity and aim to secure net biodiversity gain*' and that Sites of Importance for Nature Conservation (SINCs) should be protected or, where impacts are unavoidable, the benefits of the development clearly outweigh the impacts on biodiversity the mitigation hierarchy applied to minimise development impacts.
- 3.5.7 Policy G5 'Urban Greening' establishes the requirement for major development to incorporate urban greening as a fundamental element of site and building design and establishes the requirement for development to achieve a high level of urban greening, demonstrated through the Urban Greening Factor (UGF). Policy G1 'Green Infrastructure' requires development to integrate green infrastructure that connects with London's wider green infrastructure network and Policy G7 'Trees and Woodland' places an emphasis on the retention of existing trees of value where possible.

⁴ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance – Natural Environment.

⁵ Greater London Authority (2021) The London Plan, The Spatial Development Strategy for Greater London, March 2021.

Local

3.5.8 Local planning policy, provided in the Southwark Plan⁶, identifies the requirement for enhancement of biodiversity in Policy P60, which states that:

3.5.9 *'Development must contribute to net gains for biodiversity through':*

- Enhancing the nature conservation value of SINC, Local Nature Reserves (LNRs), designated ancient woodland, populations of protected species and priority habitats/species identified in the United Kingdom, London or identified and monitored in the latest adopted Southwark Nature Action Plan; and
- Protecting and avoiding damage to SINC, LNRs, populations of protected species and priority habitats/species; and
- Including features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.

3.5.10 *Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution'.*

3.6 Quality Assurance

- 3.6.1 All lead Assystem ecologists are members of (at the appropriate level) the CIEEM and follow their code of professional conduct when undertaking ecological work.
- 3.6.2 All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2015, 14001:2015 and 45001:2018.
- 3.6.3 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.

⁶ Southwark Council (2022) The Southwark Plan 2019 – 2036. Adopted 23 February 2022.

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.

4.2 Study Area and Survey Area

- 4.2.1 The PEA considers the presence of potential receptors across two geographical areas, the study area and the survey area. The study area comprises an area of 1 km from the site boundary in which the presence of biodiversity features, including designated sites, notable habitats and records of protected species are identified to help consider potential impacts on features beyond the site boundary but also to provide context to the biodiversity potential for the site. Due to the site's location within a heavily urban area and lack of ecological connectivity to the site, 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, as discussed in Section 4.3, for identification of potential receptors.
- 4.2.2 The land incorporated within and immediately adjacent to the Site, as identified by the Red Line Boundary for planning, comprises the survey area and was subject to field survey as discussed in Section 4.4 to consider the presence of biodiversity features that could be impacted by development of the Site.

4.3 Desk Study

- 4.3.1 An ecological desk study was undertaken to determine the presence of any designated sites for nature conservation, habitats of conservation importance and protected and notable species that occur within 1 km of the site. Due to the site's location within a heavily urban area and lack of ecological connectivity to the site, 1 km was deemed an appropriate distance for the data search. Further data was obtained from Greenspace information for Greater London (GiGL) and the Multi-Agency Geographic Information for the Countryside (MAGIC) website.
- 4.3.2 Only records from within the last ten years and considered relevant to the site have been included in this report.

Table 1 Sources of Desk Study Records

Source	Information Requested
Greenspace Information for Greater London (GiGL)	Protected and priority species (1 km) Sites of local importance (1 km)
Multi-Agency Geographic Information for the Countryside	International statutory sites (5 km) National statutory sites (2 km), i.e. SSSIs Other statutory sites (2 km), i.e. NNR, LNR European Protected Species Development Licenses (1 km)

- 4.3.3 The search buffers listed in Table 1 are sufficient to cover the potential Zol of the Proposed Development. For protected and priority species, and sites of local importance, the impacts of the Proposed

Development were not expected to exceed 1 km, due to the urban setting of the site and lack of ecological connectivity.

- 4.3.4 For internationally designated sites the search buffer was extended to 5 km, with a search buffer of 2 km for nationally designated sites such as SSSIs and 2 km for other designated sites (e.g. National Nature Reserves or NNR, and LNRs).
- 4.3.5 Impact Risk Zones (IRZs) are a tool developed by Natural England to help assess the potential risks to nationally or internationally designated sites posed by development proposals. IRZs for this report were located using magic.defra.gov.uk and reviewed against the Proposed Development proposals to understand if the Local Planning Authority would need pre-application advice from Natural England.

4.4 Field Survey

- 4.4.1 A field survey in the form of an 'extended' Phase 1 habitat survey was undertaken by Rorie Hather and Jessie Buller ACIEEM, on the 24th of February 2022. Jessie Buller ACIEEM is an ecologist of 6 years' experience who holds two protected species licenses. Rorie Hather is an ecologist with 4 years' experience with one protected species license.
- 4.4.2 All habitats within the survey area were identified and mapped in compliance with the 'Handbook for Phase 1 habitat survey: a technique for environmental audit'⁷.
- 4.4.3 An additional updated 'extended' UK Habitat Classification survey was undertaken on the 30th of January 2024 by Molly Richardson an assistant ecologist with 5 years' experience and Poppy Anson, a graduate ecologist with over 6 months of experience, in line with current reporting methodologies.
- 4.4.4 All habitats within the survey area were identified and mapped in compliance with the UK Habitat Classification⁸. The UK Habitat Classification is hierarchical, with the professional edition used for the assessment and all habitats taken to Level 4 wherever possible.
- 4.4.5 All habitats within the field survey area have been attributed appropriate secondary codes, which are designed to provide additional information on the presence of features and management of the habitat. Essential secondary codes have been considered for the habitats present, and the additional secondary codes have been considered where relevant.
- 4.4.6 The dominant plant species were recorded and any protected, uncommon or invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted.
- 4.4.7 Consideration was given to the potential for the Site to support Priority Habitats and Priority Species, as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006).
- 4.4.8 The protected species and Priority Habitats considered relevant to the assessment, based on geographical region and the presence of suitable habitats within the site, were as follows:

⁷ JNCC (2010) Handbook for Phase 1 habitat survey – a technique for environmental audit

⁸ UK Hab Ltd (2023) UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

- Bats: assessment of trees and buildings for their potential to support roosting bats;
- Nesting birds (including Schedule 1): assessment of habitat for their suitability for nesting birds; and,
- Invertebrates: assessment of the habitat suitability to support a notable population of invertebrates.

4.4.9 The survey was 'extended' to also assess the potential of the Site to support protected and notable species, including bats. This involved an external inspection of the buildings to assess their potential to support roosting bats according to scale, in accordance with Bat Conservation Trust's Good Practice Guidelines⁹.

4.5 Assessment and Evaluation

4.5.1 This PEA has been produced in broad accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal¹⁰ and Guidelines for Ecological Report Writing¹¹.

4.5.2 Where relevant and appropriate, the evaluation of ecological features and the potential ecological impacts of the proposals have followed CIEEM's Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine¹².

4.5.3 The level of value of specific ecological receptors is assigned using a geographic frame of reference, with international, national, regional, county (metropolitan), district, local and site only value in descending order.

4.5.4 A negligible value is assigned where the habitat offers minimal value to wildlife, or the presence of a particular species is detrimental to wider biodiversity (*i.e.* invasive species). Where best practice guidelines are unavailable or unclear, experienced ecologists have used their judgement to assess and categorise the suitability of habitats for protected and/or notable species, refer to Table 2.

Table 2 Scale of Constraints

Likelihood	Definition
High	An actual or potential constraint that is subject to relevant legal protection and is likely to be a material consideration in determining the planning application (e.g., statutory nature conservation designations and European/nationally protected species). Further survey likely to be required (as detailed in this report) to support a planning application.
Moderate	An actual or potential constraint that is covered by national or local planning policy and depending on the level of the potential impact because of the Proposed Development may be a material consideration

⁹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

¹⁰ CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

¹¹ CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

¹² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

Likelihood	Definition
Low	in determining the planning application. Further survey may be required to support a planning application Unlikely to be a constraint to the Proposed Development or require further survey prior to submission of a planning application. Mitigation is likely to be covered under Construction Environmental Management Plan (CEMP) or Precautionary Working Method Statement (PWMS) (e.g., generic requirements for the management of nesting bird risks).

- 4.5.5 The need and scope for additional species surveys has been determined based on the suitability of the habitats for protected and/or notable species, the potential impacts of the Proposed Development and the nature of the legal protection afforded to the species likely to be present.
- 4.5.6 Value judgements are based on various characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations (such as Sites of Special Scientific Interest), or for undesignated features the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource. In terms of the latter, 'quality' can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

4.6 Limitations

- 4.6.1 Biological records can be received from a wide variety of sources and may or may not be comprehensive and accurate. However, if assessed in conjunction with a UK Habitat Classification Survey, they can contribute to a robust ecological assessment of a site.
- 4.6.2 The Site survey was undertaken in the winter season outside of the key botanical season (i.e., April – October), however given the habitats on Site are unlikely to support important floral species, it is not considered a constraint to the survey.
- 4.6.3 The desk study and field survey will not produce a comprehensive list of plants and animals as this will be limited by factors that influence their presence (e.g., activity and dormancy periods). An assessment can however be made of the habitats within the survey area, their nature conservation value, and potential to support protected or priority species.
- 4.6.4 Despite the limitations described, there are deemed to be no significant limitations to this PEA.

5. Results

5.1 Desk Study

Statutory Designated Sites

1.1.1 A desk-based search shows that there are no sites with European or National statutory designation within the 5 km of the site, and one LNR within 2 km. It is not within the Impact Risk Zone for any Sites of Special Scientific Interest.

- Nunhead Cemetery (LNR) is located 1.5 km to the south-east of the Site.

Non-Statutory Designated Sites

5.1.1 A desk-based search shows that there are nine SINC. Table 3 shows the non-statutory designated sites within 1 km of the Site.

5.1.2 The Southwark Plan 2022 also identifies additional SINC, the nearest of which is Surrey Canal Walk, located approximately 125 m to the north of the Site.

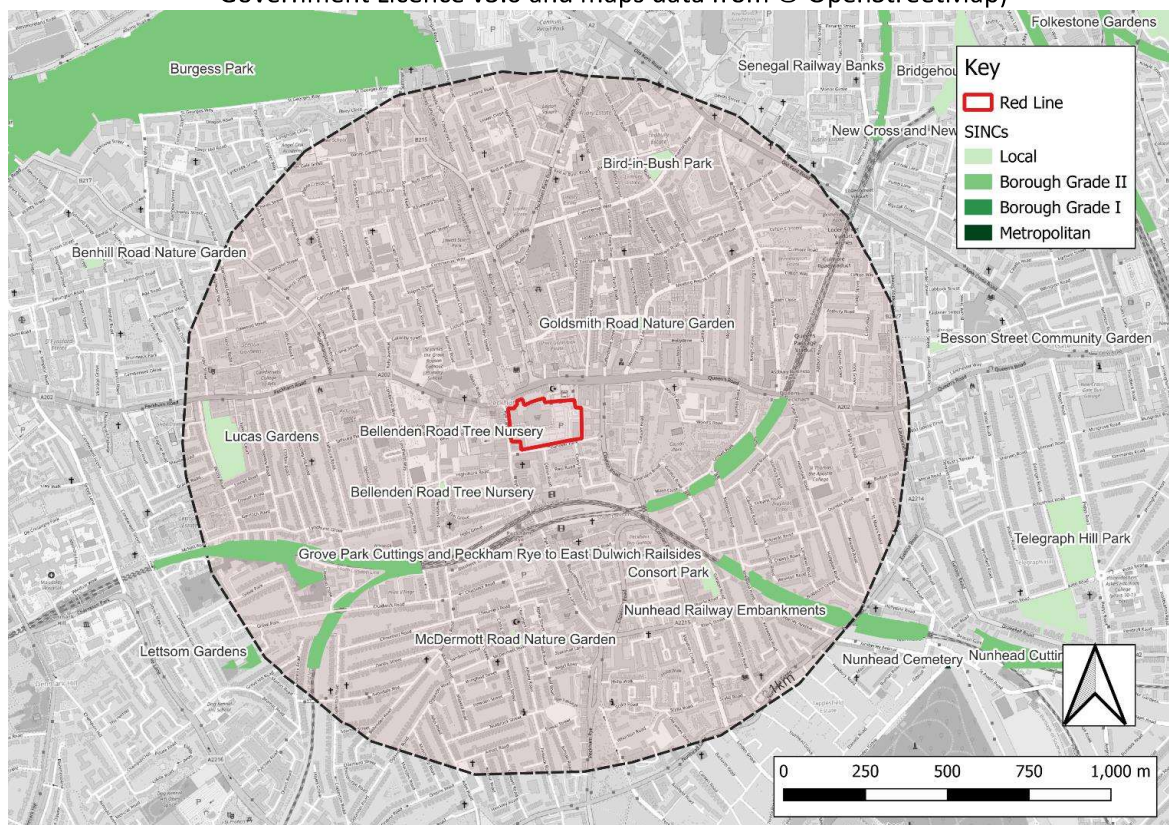
Table 3 Non-Statutory Designated Sites within the Study Area

Site Name & Number	Principal Feature(s)	Distance and Direction from Site (meters)
Borough Importance		
SoBI09 Peckham Rye Park and Common	A large and popular open space, with many areas that are good for wildlife within the historic landscape	1000 S
SoBII02 Grove Park Cuttings and Peckham Rye to East Dulwich Railsides	These thickly-wooded rail-side form an important green corridor for wildlife.	320 SW
SoBII24 Nunhead Railway Embankments	Two steep, narrow railway embankments covered in dense woodland	1500 SE
Local Importance		
SoL 07 Lucas Gardens	A small and well-used park, right opposite the Town Hall.	940 W
SoL12 Goldsmith Road Nature Garden	A small nature garden, close to the centre of Peckham.	320 SW
SoL16 Bird-in-Bush Park	An imaginatively landscaped small park with long grass, plenty of trees and shrubs, and an ecology area.	800 NE
SoL17 Consort Park	An interesting small park with scattered scrub of goat willow and buddleia.	715 SE
SoL21 Bellenden Road Tree Nursery	A tree nursery which also has some planted native trees and a pond	350 W

Site Name & Number	Principal Feature(s)	Distance and Direction from Site (meters)
SoL26 McDermott Road Nature Garden	A garden, a wildflower meadow and a woodland area - the latter includes birch, ash and oak trees.	620 S

5.1.3 Figure 2 shows the nine SINC's present within a 1 km radius of the Site.

Figure 2 Redline boundary SINC map (Contains public sector information licensed under the Open Government Licence v3.0 and maps data from © OpenStreetMap)

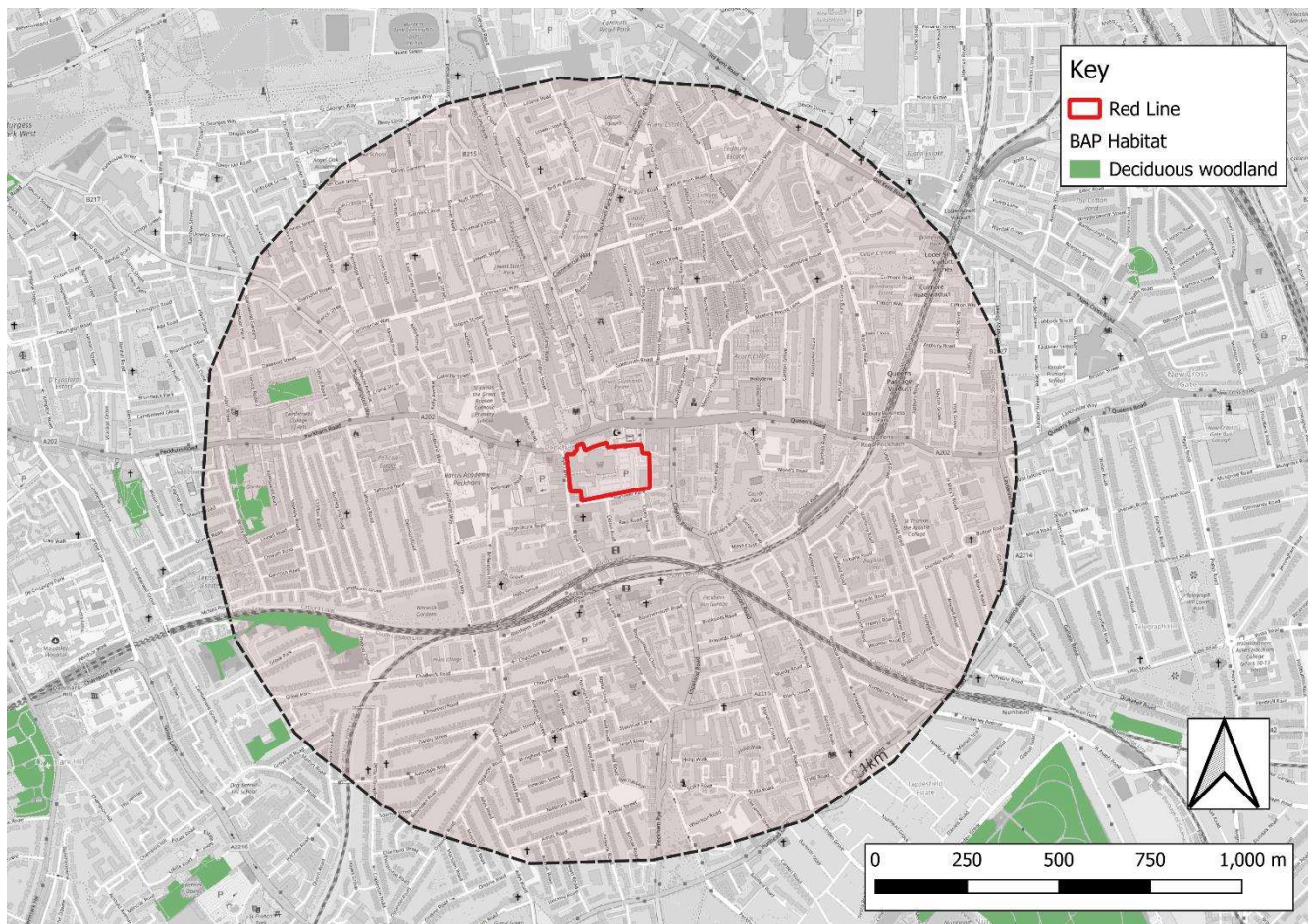


Priority Habitats

5.1.4 Priority habitats include those listed in Section 41 of the Natural Environment and Rural Communities Act (2006) habitats of principal importance as well as those listed in the London Biodiversity Action Plan (BAP)¹³. Deciduous woodland is the only priority habitat within 1 km of the Site. Figure 3 shows all the deciduous woodlands present within a 1 km radius of the Site.

¹³ Mayor of London (2021) The Spatial Development Strategy for Greater London.

Figure 3 Redline Boundary BAP map (contains public sector information licensed under the Open Government Licence v3.0. and maps data from © OpenStreetMap)



Protected and/or Notable Species Records

- 5.1.5 The MAGIC website showed that no records of previous applications for European Protected Species (EPS) development licences within 1 km of the survey area.
- 5.1.6 Records of protected and/or notable species have been obtained from the GiGL report, which are summarised in Table 4. Only those records considered potentially relevant to the Site, and habitats present or likely to be present, have been included.

Table 4 Protected and Notable Species Records from GiGL

Species	Number of records	Date of most recent record	Distance of nearest record (m) from Site
Birds			
Swift (<i>Apus apus</i>)	32	15/07/2020	960 S
Grey Wagtail (<i>Motacilla cinerea</i>)	2	15/01/2017	1002 S
House Sparrow (<i>Passer domesticus</i>)	46	09/06/2014	435 N
Tawny Owl (<i>Strix aluco</i>)	2	12/01/2016	545 SW

Species	Number of records	Date of most recent record	Distance of nearest record (m) from Site
Starling (<i>Sturnus vulgaris</i>)	9	22/10/2019	1060 NW
Redwing (<i>Turdus iliacus</i>)	17	23/12/2017	747 S
Invertebrates			
Common Darter (<i>Sympetrum striolatum</i>)	1	28/09/2014	588 SW
Stag Beetle (<i>Lucanus cervus</i>)	126	18/07/2020	692 NW
Cramp-Ball Fungus Weevil (<i>Platyrhinus resinosus</i>)	1	-/12/2012	588 SW
Mammals (bats)			
Serotine (<i>Eptesicus serotinus</i>)	1	09/06/2015	841 W
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	19	01/09/2020	322 SW
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	11	24/07/2020	468 E
Leisler's bat (<i>Nyctalus leisleri</i>)	6	13/09/2017	767 E
Noctule (<i>Nyctalus noctula</i>)	4	04/09/2014	730 S
Mammals (excl. bats)			
West European Hedgehog (<i>Erinaceus europaeus</i>)	13	2015	937 SW
Amphibians			
Common Toad (<i>Bufo bufo</i>)	7	07/04/2018	614 W

5.2 Habitat Survey

5.2.1 The results of the habitat survey are presented below, with the weather conditions at the time of the survey presented in Table 5. The frequency and distribution of habitat types is displayed within a UKHab Survey Map (Appendix A). This map illustrates the location and extent of the different habitat types recorded within the survey area at the Proposed Development Site. Only habitats with an area of over 25m² have been included within the mapping so the scrub and trees have not been included within the map, however have been considered due to their ecological benefits.

Table 5 Weather Conditions During Survey

Parameter	Survey 1 (Preliminary Ecological Appraisal)	Updated UKHabs Survey
Date(s)	24/02/2022	30/01/2024
Start Time and Finish Time	1 pm to 4 pm	10 am to 12 pm
Temperature (°C)	7	11
Cloud Cover (%)	80	85
Wind (Beaufort Scale)	3	3
Precipitation	Showers	None