PLANNING DESIGN ENVIRONMENT

RIVERPARK GARDENS, BROMLEY
GREATER LONDON
ECOLOGICAL ASSESSMENT

November 2014
4775.001
Version 1.0

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G4775.001 Phase 1 Habitat Survey

1.0 SUMMARY

1.1 TEP was commissioned in September 2014 by Phoenix Community Housing to undertake an ecological assessment of a site at Riverpark Gardens, Bromley, Greater London to inform redevelopment of the site for residential use. A desktop study, Phase 1 Habitat survey and bat surveys were carried out in September.

1.2 No internationally or nationally designated sites were identified within 2km of the site. A single Local Nature Reserve (LNR) and three Sites of Importance for Nature Conservation (SINC) are located within 1km of the site. No direct impacts to these sites are anticipated as a result of the proposed development. However, there is potential for pollution and sediments to be carried downstream from the site to the LNR during works.

1.3 The habitats within the site are of low ecological value with little potential to support protected species. However, adjacent habitats – the Ravensbourne River (flows adjacent to the eastern site boundary), and trees and shrubs to the south of the site have potential to support nesting birds, and commuting and foraging bats, in addition to other species moving through the local area.

1.4 Bat surveys did not identify any roosts within buildings within the site, and trees adjacent to the site have no potential to support bats. The adjacent river habitats provide suitable commuting and foraging habitat for species of bats. It is therefore recommended that lighting regimes are designed to avoid lighting of the river habitats.

1.5 Recommendations are provided to ensure that pollution and sediments are prevented from entering the Ravensbourne River during works.

1.6 Protection measures should be used during development to prevent impacts to trees and shrubs adjacent to the site boundaries from being impacted by ground works.

1.7 A mix of wildlife friendly native planting is recommended for incorporation in the landscaping plan for the site in order to increase the species diversity and habitat value of the site. It is also suggested that green trellising is considered for use to increase the ecological value of the site.

1.8 Trees and shrubs adjacent to the site provide nesting opportunities for species of birds. To reduce the potential of killing or injury to birds and/or the destruction of any birds nest or eggs, it is recommended that where possible any tree, scrub, and hedge removal work, should be conducted outside the core breeding period for birds of March – August inclusive.

1.9 Recommendations are also provided for the proposed development to incorporate bird and bat boxes either within the design of the development, or attached to buildings and trees post completion, to provide replacement and additional nesting and roosting opportunities within the site.

2.0 INTRODUCTION

2.1 TEP was commissioned in September 2014 by Phoenix Community Housing to undertake ecological assessment of a site at Riverpark Gardens, Bromley, Greater London to inform redevelopment of the site. Site proposals include the demolition of an existing derelict house, garages and bin stores and redevelopment of the site with residential flats.

2.2 The ecology surveys consisted of:

- Desktop Study;
- Extended Phase 1 Habitat Survey;
- Bat Roost Assessment (daytime inspection and dusk emergence survey).

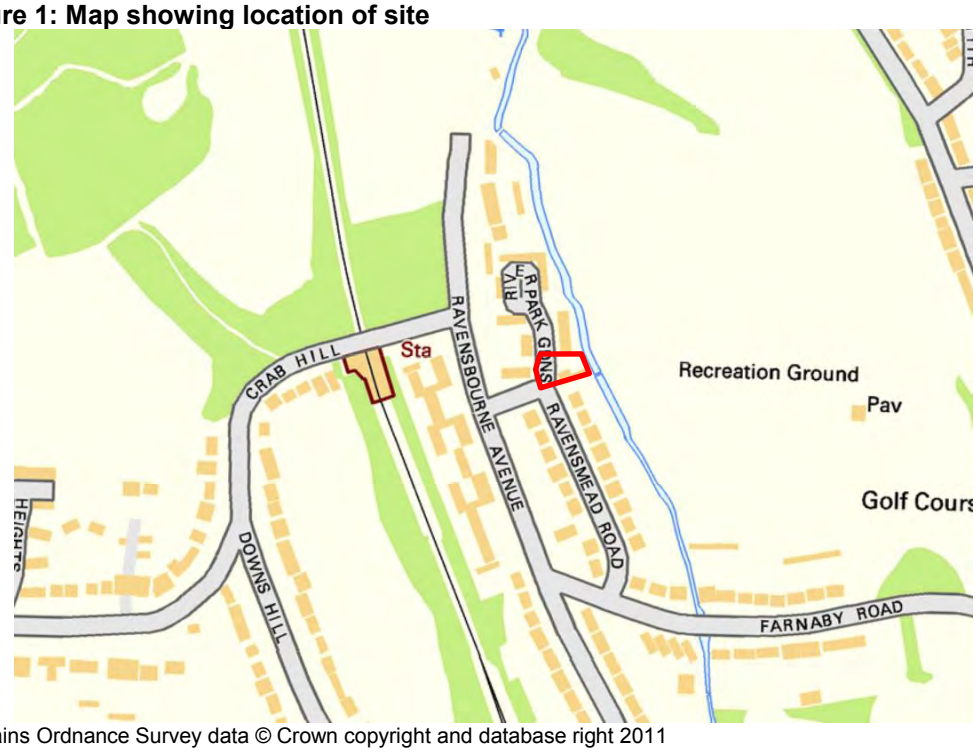
2.3 The objectives of this report are therefore to:

- Detail the methods and results of the above surveys;
- Identify features of ecological value within the site and potential constraints for development proposals;
- Provide recommendations for maintaining net biodiversity value at the site and identify where opportunities may exist to provide biodiversity enhancement in accordance with the NPPF.

2.4 The site is situated in a residential area in Bromley, Southeast London. The site is bordered by residential properties to the north, south and west of the site with open greenspace beyond the residential development to the north. The Ravensbourne River is located adjacent to the east boundary of the site, beyond which is an area of open greenspace including Warren Avenue Playing Fields.

2.5 The site consists of a disused residential house with garages and bin stores. Between these buildings the site is dominated by hardstanding used as parking for the adjacent residential flats. Figure 1 shows the location of the site, with a central grid reference of TQ388702.

Figure 1: Map showing location of site



3.0 METHODS

Desktop Study

3.1 The desktop study was undertaken through obtaining local protected species and designated site records, and through a review of online data sources for a 2km buffer around the site.

Table 1: Ecological information

SOURCE OF INFORMATION	NATURE OF INFORMATION
MAGIC Map	Maps showing legally protected areas and designated sites & priority habitats
Greenspace Information for Greater London (GIGL)	Records of protected species and species of conservation concern. Local Wildlife Site Citations
Where's the Path	Satellite & OS imagery
London Borough Unitary Development Plan (adopted July 2006)	Relevant local policies and allocations

Ecological Walkover Survey

3.2 A Phase 1 Habitat Survey was completed by Kate Baldock MCIEEM, on 25th September 2014. The survey was carried out using the assessment methods set out in JNCC (2010) with habitat types and any incidental evidence of protected or invasive species noted. During the habitat survey the site was assessed for its potential to support protected species. Weather during the survey was sunny and warm.

Bat Survey

Daytime Inspection of Buildings and Trees

3.3 A daytime external inspection of the buildings on the site was undertaken on 25th September 2014 by licensed bat ecologist Kate Baldock MCIEEM (registered for Bat Survey Level 2 Licence WML CL18, registration number CLSO 1452). This preliminary inspection was undertaken in accordance with Bat Conservation Trust: Bat Surveys, Good Practice Guidelines (2012).

3.4 Features and evidence of bat use and potential considered when assessing the buildings included:

- Roof and wall construction;
- Any bat droppings and/or staining on external walls;
- Scattered or accumulated bat droppings (identified by their dry, powdery texture when compressed) within the interior of the buildings or around entrances to potential roosts;
- Oily staining, scratch marks and/or urine staining around entrances to potential roosts;
- The presence of live or dead bats; and

- Features that have the potential to be bat roosts or to provide access to roosting opportunities within the buildings. These include missing tiles, cavities in woodwork or masonry and any crevices within the buildings.

3.5 The results of the survey enable the buildings and overall site to be categorised as having "Confirmed", "High", "Moderate", "Low" or "Negligible" potential to support roosting bats.

3.6 All trees within and adjacent to the site were subject to a ground-based visual inspection to assess their potential to support roosting bats. This assessment surveyed every aspect of the trees to identify features which, from ground level, appeared to offer potential for roosting bats (such as holes, cracks, splits, peeling bark, crevices and deadwood). Trees were then categorised based on the findings of the assessment as described in Table 2 below.

Table 2: Tree Categories based on Bat Conservation Trust: Bat Surveys, Good Practice Guidelines (2012)

Category 1*   Trees with multiple, highly suitable features capable of supporting larger roosts
Category 1   Tree with definite bat potential, supporting fewer features than Category 1* trees or with potential for use by single bats.
Category 2   Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats
Category 3   Trees with no potential to support bats

3.7 The surrounding area was also assessed to determine its potential for supporting bats.

Nocturnal Bat Survey

3.8 Following the daytime external inspection of the buildings on site a single emergence survey was undertaken on the 25th September by Kate Baldock assisted by Chris Booler CEnv MCIEEM. One dusk emergence survey was undertaken of the three buildings, which were considered to have low potential to support roosting bats, using two surveyors, in order to adequately cover all features of bat roosting potential. Full Spectrum bat detectors (EM3+ and EM Touch) were used to record bat activity, with the surveyors noting the number, behaviour and direction of flight of any emerging bats. The survey was started approximately 15 minutes before sunset, and ceased approximately 1 hour and 15 minutes after sunset, when it was considered too dark to see any emerging bats.

3.9 The details of the emergence survey are shown in Table 2 below.

Table 2 - Survey dates, times and weather conditions

Date	Sunset	Start	End	Weather	Temperature
25/09/14	18:50	18:35	20:05	Light breeze, dry	19.5C – 16C

Limitations

3.10 The optimum period for undertaking a habitat survey is between late April and early October. The survey was undertaken within this period and was therefore undertaken during the optimum season for survey.

3.11 Although building inspections for bats can be undertaken at any time of year, it is noted that some field signs, such as droppings on the exterior of the buildings may be washed away by rain preceding the survey.

3.12 Internal access to the disused residential property was not possible due to potential health and safety risks. At the time of survey the building had not been assessed for safe access and the presence of risks to health, such as asbestos.

3.13 The emergence survey was undertaken outside of the optimum period for this type of survey (May – August inclusive). However, September 2014 experienced mild conditions and bats were active throughout September and into early October. The date of the survey is therefore not considered a constraint in this instance.

4.0 RESULTS

Desktop Study

4.1 Full results of the desktop study are provided in Appendix 1.

4.2 No internationally or nationally designated sites were identified within 2km of the site. The site falls within Impact Risk Zones (IRZ) for Elstead Pit Site of Special Scientific Interest (SSSI), located approximately 3.5km east of the site. This SSSI is designated for its geological interest and residential development (as proposed at the site) is not listed within the IRZ categories that require consideration of impacts. As such the SSSI has not been considered further in this assessment. The guidance provided by MAGIC for this IRZ is provided in Appendix 1.

4.3 A single Local Nature Reserve (LNR) is located within 2km of the site. Beckenham Place Park LNR is located approximately 100m west of the site. The LNR is designated due to the ancient woodland, acid grassland, river and pond habitats present within the LNR and the variety of species, including rare flora and invertebrates that the habitats support.

4.4 There are three Site of Importance for Nature Conservation (SINC) located within 1km of the site. These are:

- Beckenham Place Park
- Shortlands Golf Course and Adjacent River Ravensbourne
- Bromley Hill Cemetery

4.5 Beckenham Place Park SINC is located approximately 100m west of the site and covers a similar area to Beckenham Place Park LNR and supports a range of habitats and species. Beckenham Place Park SINC is of Metropolitan Importance in respect of nature conservation.

4.6 Shortlands Golf Course and adjacent River Ravensbourne SINC is located approximately 250m southeast of the site boundaries. The SINC supports river habitats and areas of relict neutral and acid grassland, including a range of grassland species. The SINC is of Borough Importance in respect of nature conservation.

4.7 Bromley Hill Cemetery SINC is located approximately 680m north east of the site. The SINC supports mature trees and areas of acid and semi-improved neutral grassland including a range of grassland species. The SINC is of Local Importance in respect of nature conservation.

4.8 Table 2 summarises the results from the desktop study with regard to protected species records relevant to the site.

Table 2: Protected Species Records Summary

Species	Protection	Location
Birds		
Stag Beetle	1, 4	400m North
Little Egret	6	355m Northwest
Firecrest	2	Within 1km
Lapwing	4	355m Northwest
Common Toad	2	933m North
Herring Gull	5	629m West
Kingfisher	2, 6	355m northwest
Lesser Spotted Woodpecker	4, 5	355m northwest
Fieldfare	2, 6	355m Northwest
Song Thrush	4, 5	152 West
Redwing	2, 5	355m Northwest
Spotted Flycatcher	4, 5	355m Northwest
Common Starling	4, 5	320m North
House Sparrow	4, 5	230m West
Common Linnet	4, 5	355m Northwest
Bats		
Serotine Bat	1, 3, 4	376m West
Myotis Bat Species	1, 3, 4	591m North
Daubenton's Bat	1, 3, 4	591m North
Noctule Bat	1, 3, 4	376m West
Pipistrelle Bat Species	1, 3, 4	902m North

1. The Conservation of Habitats and Species Regulations 2010. 2. Wildlife and Countryside Act 1981: Schedule 1
3. Wildlife and Countryside Act 1981: Schedule 5. 4 Natural Environment and Rural Communities Act 2006.
5 Red List – Birds of Conservation Concern. 6 Birds Directive Annex 1

Ecological Walkover Survey

4.9 Due to the urban nature of the site, habitats within the site are limited to:

- Hardstanding/buildings.
- Amenity Grassland
- Introduced Shrub

4.10 The buildings, comprising a row of garages, bin stores and a disused two storey brick residential house are discussed in more detail in the Bat Survey paragraphs.

4.11 The majority of the site comprises hard standing, of inherently low ecological value.

4.12 There is an area of short mown amenity grassland within the west of the site, on the opposite side of Riverpark Gardens to the buildings. The area of grass is maintained short and consists of common species including perennial rye-grass (*Lolium perenne*), creeping bent (*Agrostis stolonifera*), daisy (*Bellis perennis*) and dandelion (*Taraxacum officinalis* agg.). The grassland is of low ecological value due to the lack of species diversity in the sward, and the mowing regime implemented.

4.13 Two small areas of introduced shrub are located in the west of the site. The shrubs, dominated by ornamental rose cultivars, are sparsely planted and are above woodchip mulch preventing ground flora growth.

4.14 Adjacent to the site to the south is a row of introduced shrub consisting of ornamental species. Within this area are two mature ash trees and a mature hawthorn shrub. The canopies of the western most ash tree and the hawthorn overhang the site boundary, indicating that roots from these features may extend into the site boundary.

4.15 Immediately east of the site is the Ravensbourne River. The river is shallow with little vegetation. Trees overhang the river creating shaded conditions. The banks of the river are formed from hard materials adjacent to the site in order to support the adjacent developments. The river provides ecological value as a habitat corridor connecting the site to the wider area.

4.16 No invasive or protected vegetation was identified within or adjacent to the site.

Bat Survey

Daytime Inspection of Buildings and Trees

4.17 A row of brick garages with flat roofs is present along the south eastern boundary of the site (Figure 2). They are largely in a good state of repair, with only one area of damage to one garage on the northern side, allowing potential bat access to the interior.

4.18 A row of brick bin stores with concrete flat roofs is also present along the north boundary of the site. No potential bat access points were identified within the bin stores.

4.19 In the south west of the site is an uninhabited two storey brick residential building, with a pitched tile roof and a small flat roof extension at the east. The building is in a generally good state of repair so features offering bat roosting potential are limited. Those identified include small areas under the soffits at the northern gable end where they are not quite flush with the wall (Figure 3), and gaps along the western side that could provide crevice features for crevice dwelling species such as pipistrelle.

4.20 The buildings within the site have been assessed as being of **low potential for roosting bats**, due to the small number of roosting features. The surrounding habitats have good potential as bat foraging habitat due to the presence of features such as the adjacent river, grassland and woodland.

Figure 2: Row of garages, hard standing, two storey building and trees.

Figure 3: Northern gable end of the two storey building showing small gaps under the soffits

4.21 Two mature ash trees and a mature hawthorn shrub are present along the southern boundary of the site. None of the trees have any bat potential and have been assessed as being of Category 3 - trees with no potential to support bats.

Bat Emergence Survey

4.22 No bats were seen emerging from the buildings during the survey, and no bats were seen or heard during the survey in the surrounding area.

Other Protected Species

4.23 Other protected species potentially relevant to the site are discussed below.

Amphibians

4.24 There are no ponds within the site boundaries and no waterbodies within 500m of the site boundaries. There is therefore no potential for breeding amphibians within the site, or the local area.

4.25 The site does not provide suitable terrestrial habitat for amphibians, as it is dominated by hardstanding and the amenity grassland and ornamental planting

areas lack suitable vegetation and sheltering features required by amphibians. As such, amphibians are not considered further in this assessment

Reptiles

4.26 The site habitats, dominated by hardstanding, buildings and managed habitats, provide unsuitable habitats for species of reptile. As such reptiles are not considered further in this assessment.

Water vole and Otter

4.27 The Ravensbourne River is located immediately adjacent to the site. An inspection of the river banks during the Extended Phase 1 habitat survey did not reveal any evidence of water vole. The river banks adjacent to the site are formed from hard materials and are therefore unsuitable for use by water voles. As such water vole are not considered further in this assessment.

4.28 The river is located immediately adjacent to a residential area, with high levels of disturbance from residents, dog walkers and users of the recreational fields located to the east of the river. Although the river may provide suitable ranging habitat for otters, due to high levels of disturbance from dog walkers and users of the recreational areas, the river adjacent to the proposed development site is not considered suitable to support otters. As such water vole are not considered further in this assessment.

Birds

4.29 The areas of ornamental planting within the site are sparse and do not therefore provide suitable nesting habitat for birds. The ornamental planting, trees and shrub to the south of the site, have potential to support nesting birds.

5.0 CONCLUSION

Designated Sites

5.1 Beckenham Place Park LNR is located approximately 100m west of the site. The proposed development is limited to previously developed land and no direct impact is anticipated to habitats within the LNR. The LNR is however linked to the development site by the Ravensbourne River, and is located downstream of the site. There is therefore potential for impacts to the LNR though pollution and sediments entering the river during construction and being carried to the LNR.

5.2 Following completion of the development there may be an increase in recreational pressure on the Beckenham Place LNR due to an increased number of residents. However the development is small in size, and therefore the potential increase in visitors to the LNR is not considered significant. Additionally the LNR is managed for public access reducing the likelihood of potential impacts. No significant impacts to the LNR are therefore anticipated.

5.3 There are three SINCs located within 1km of the site. The site is not located within or adjacent to any of the SINCs and no direct impacts are therefore anticipated as a result of the proposed development. Beckenham Place Park SINC is located downstream of the site along the Ravensbourne River. There is therefore potential for impacts to the SINC through pollution and sediments entering the river during construction and being carried to the SINC.

5.4 There is also potential for recreational effects on the local SINCs due to an increased number of residents. However, due to the small scale of the development

and limited number of residents, it is not anticipated that there will be any significant impacts to the SINCs.

Habitats and Plants

5.5 The majority of the site is of low ecological value due to the dominance of hardstanding and buildings. The amenity grassland and introduced shrubs are of low value due to the lack of species diversity and habitat structure that they provide.

5.6 The Ravensbourne River, east of the site, is of ecological value due to the wildlife corridor that it provides linking areas of greenspace in the wider area. However the riverbank adjacent to the site is formed from hard materials to prevent erosion affecting the adjacent development.

5.7 The proposed development will not result in the loss of any habitats of value. There is potential through the proposed development to enhance the site's ecological value through inclusion of native species and habitats and providing opportunity for use by protected species.

Bats

5.8 Records indicate the presence of bats within 1km of the site.

5.9 The trees and mature hawthorn located south of the site were found to be Category 3 trees, providing no potential to support roosting bats.

5.10 The buildings within the site were found to provide 'Low' potential to support roosting bats, with few suitable access points and roosting features.

5.11 No bats were recorded emerging from any buildings within the site and no bats were recorded within the site or surrounding area. There are therefore no constraints with regards demolition of the buildings on site, which can be undertaken without the need for a bat licence. Precautionary measures have been recommended for demolition of the buildings in the unlikely event that bats utilise the features of low roosting potential prior to demolition.

5.12 The habitats within the site provide little suitable foraging habitat for bats, due to a lack of suitable habitats. However, the habitats along the Ravensbourne River and in the wider area provide suitable foraging habitats for use by bats. The development has potential to impact adjacent habitats through lighting of the adjacent river and trees. No other impacts to bats are predicted as a result of the proposed development.

Birds

5.13 There are records of a number of different bird species within 1km of the site. Whilst the site itself provides no potential to support nesting and foraging birds, the ornamental planting and trees south of the site have potential to support nesting birds. It is not anticipated that these habitats will be affected by works. However, should removal of offsite shrubs and trees be required to enable the development there is potential for impacts to nesting birds. Virtually all species of bird are protected while engaged in nesting activities under the *Wildlife and Countryside Act 1981 (as amended).*

5.14 A record of kingfisher, strictly protected while nesting under Schedule 1 of the *Wildlife and Countryside Act 1981 (as amended),* of the site was identified as part of

the desktop study. The river banks are hard and low and are therefore unsuitable to support nesting kingfisher. There are no implications regarding kingfishers.

6.0 RECOMMENDATIONS

6.1 It is recommended that best practice measures are followed when undertaking demolition of buildings. Roof tiles and soffits should be removed by hand, checking for the presence of bats. In the unlikely event a bat is discovered while undertaking works on site, works must cease in that area until the advice of an ecologist or licenced bat worker has been sought

6.2 It is recommended that the proposed development retains and protects from damage, the trees, and shrubs adjacent to the south site boundary. Where canopies overhang the site, roots of the trees and shrubs may be present within the site. Therefore it is recommended that Root Protection Areas are fenced to prevent compaction of soils through encroachment of vehicles and storage of materials, and damage during excavation and construction works.

6.3 Should any shrubs or trees south of the site require removal it is recommended that this should be conducted outside of the core breeding period for birds of March – August inclusive. If avoidance of this period is not possible an nesting bird inspection by an ecologist should be undertaken immediately prior to removal/demolition. Where active nests are identified they must be left undisturbed until the chicks have fledged and the nest is no longer in use.

6.4 It is recommended that standard methods are used during the construction period of the development to prevent pollution and sediments entering the Ravensbourne River as a result of spillage and heavy rain.

6.5 It is recommended that the landscaping of the site should include a wildlife friendly mix of native species of flora. The landscaping should include native shrubs and trees where space allows. Use of a range of native species in any planting schemes will improve the biodiversity value of the site and provide potential foraging and sheltering habitat for species of invertebrates, birds, bats and small mammals. Green trellising using ivy, honeysuckle or other scented and berry producing climbers should be considered for installation on buildings, boundary walls or fences within the new build to provide additional foraging and sheltering opportunities for insects, birds and bats.

6.6 It is recommended that lighting schemes are designed to prevent lighting of the adjacent river corridor, to reduce potential disturbance to species that may use the habitats, such as bats and birds.

6.7 It is recommended that the proposed development should incorporate bird and bat boxes either within the design of the development, or attached to buildings and trees post completion, to provide nesting and roosting opportunities within the site.

7.0 REFERENCES

HUNDT L (2012) Bat Surveys: Good Practice Guidelines, 2nd Edition, Bat Conservation Trust.

JOINT NATURE CONSERVATION COMMITTEE (2010) Phase 1 Habitat Survey. JNCC. Peterborough

APPENDIX 1.
Desktop Study

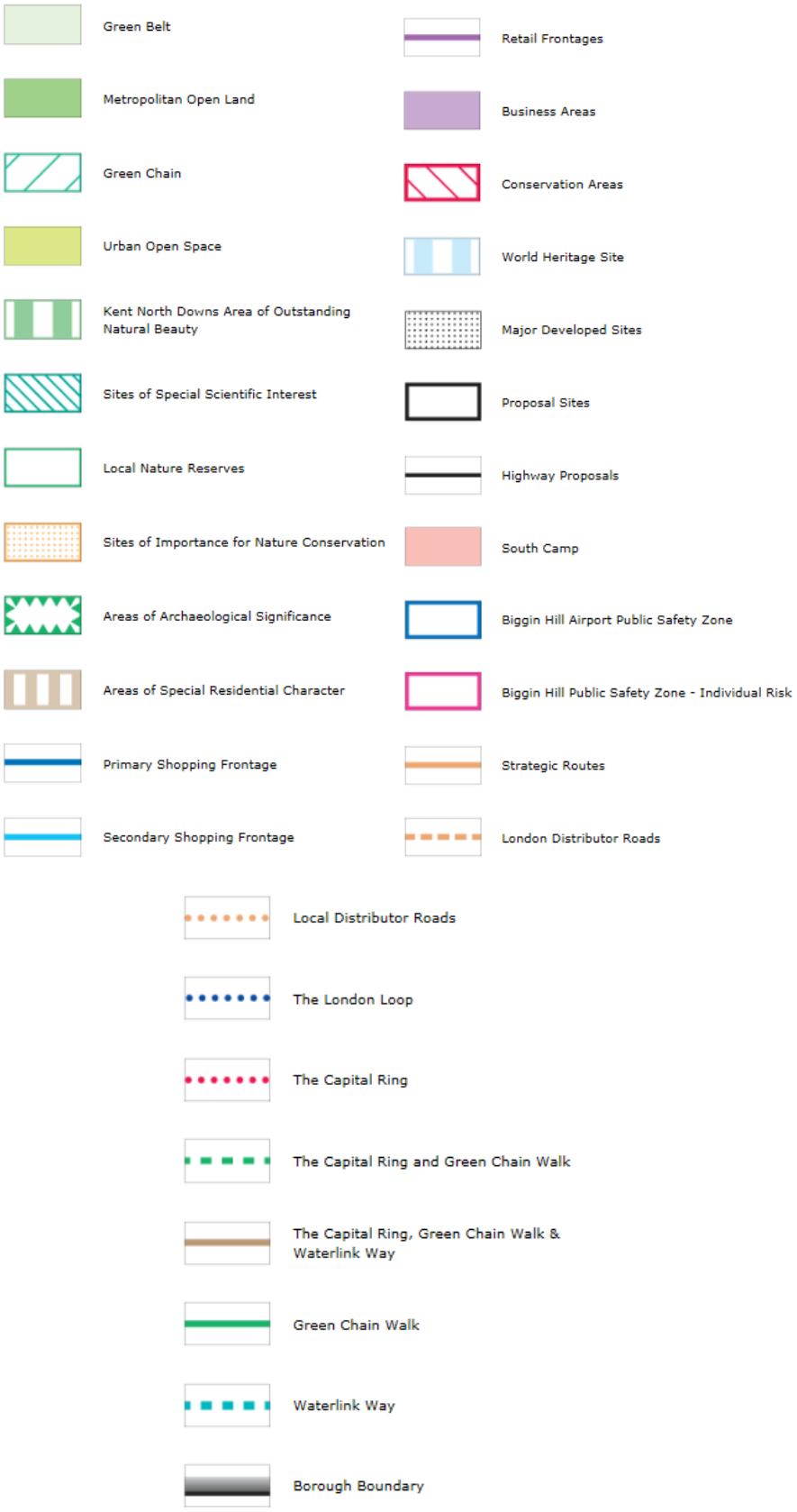
Desk Based Ecology Assessment

Riverpark Gardens
Bromley
Approximate Central Grid Reference: TQ 388 702

Contents

Site location plan

Extract of Bromley – The London Borough Unitary Development Plan (adopted July 2006) and supporting key


Green Belt
Metropolitan Open Land
Green Chain
Urban Open Space
Kent North Downs Area of Outstanding Natural Beauty
Sites of Special Scientific Interest
Local Nature Reserves
Sites of Importance for Nature Conservation
Areas of Archaeological Significance
Areas of Special Residential Character
Primary Shopping Frontage
Secondary Shopping Frontage
Retail Frontages
Business Areas
Conservation Areas
World Heritage Site
Major Developed Sites
Proposal Sites
Highway Proposals
South Camp
Biggin Hill Airport Public Safety Zone
Biggin Hill Public Safety Zone - Individual Risk
Strategic Routes
London Distributor Roads
Local Distributor Roads
The London Loop
The Capital Ring
The Capital Ring and Green Chain Walk
The Capital Ring, Green Chain Walk & Waterlink Way
Green Chain Walk
Waterlink Way
Borough Boundary

Extracts of relevant planning policies and supplementary planning guidance

POLICY NE1 (DEVELOPMENT AND SSSI)

A development proposal within or that may have an adverse effect on a Site of Special Scientific Interest will not be permitted unless:

(i) it can be demonstrated that there is no alternative solution and the reasons for the development clearly outweigh the nature conservation or scientific interests of the sites, or
(ii) the value and interests of the site can be protected from damaging impact by mitigating measures secured by the use of conditions or planning obligations."

POLICY NE2 (DEVELOPMENT AND NATURE CONSERVATION SITES)

A development proposal that may significantly affect the nature conservation interest or value of a local nature reserve (LNR), site of importance for nature conservation (SINC) or a Regionally Important Geological Site (RIG) will be permitted only:

(i) if it can be shown that the reasons for the development or benefits to the local community from the development outweigh the interest or value of the site, or
(ii) any harm can be overcome by mitigating measures, secured through conditions or planning obligations.

POLICY NE3

Where development proposals are otherwise acceptable, but cannot avoid damage to and/or loss of wildlife features, the Council will seek through planning obligations or conditions:

(i) inclusion of suitable mitigation measures; and
(ii) the creation, enhancement and management of wildlife habitats and landscape features.

POLICY NE4

If during the course of an application for a development proposal the nature conservation interest of the site becomes evident, the protection and active management of that site will be sought as part of the proposal.

POLICY NE5

Planning permission will not be granted for development or change of use of land that will have an adverse effect on protected species, unless mitigating measures can be secured to facilitate survival, reduce disturbance or provide alternative habitats.

POLICY NE8

To improve the amenity and conservation value of trees and woodlands, the Council will:

(i) encourage appropriate beneficial management;
(ii) encourage appropriate new tree planting in suitable locations; and
(iii) promote public interest in and enjoyment of trees and woodlands.

POLICY NE9

In considering development proposals, the Council will normally expect the retention and beneficial management of any existing hedgerow; where a hedgerow is to be removed, the Council will, where appropriate, require its replacement with native hedgerow species.

POLICY NE10

When considering notifications under the Hedgerow Regulations for the removal of a hedgerow, the Council will have regard to the hedgerow's importance in terms of its wildlife, historic or landscape value and will make a Hedgerow Retention Order where necessary.

POLICY NE13

In considering development proposals, the Council will assess the likely impact on the quality and character of green corridors through the Borough (as set out in Supplementary Planning Guidance), and will seek and support appropriate enhancement and management.

POLICY ER16

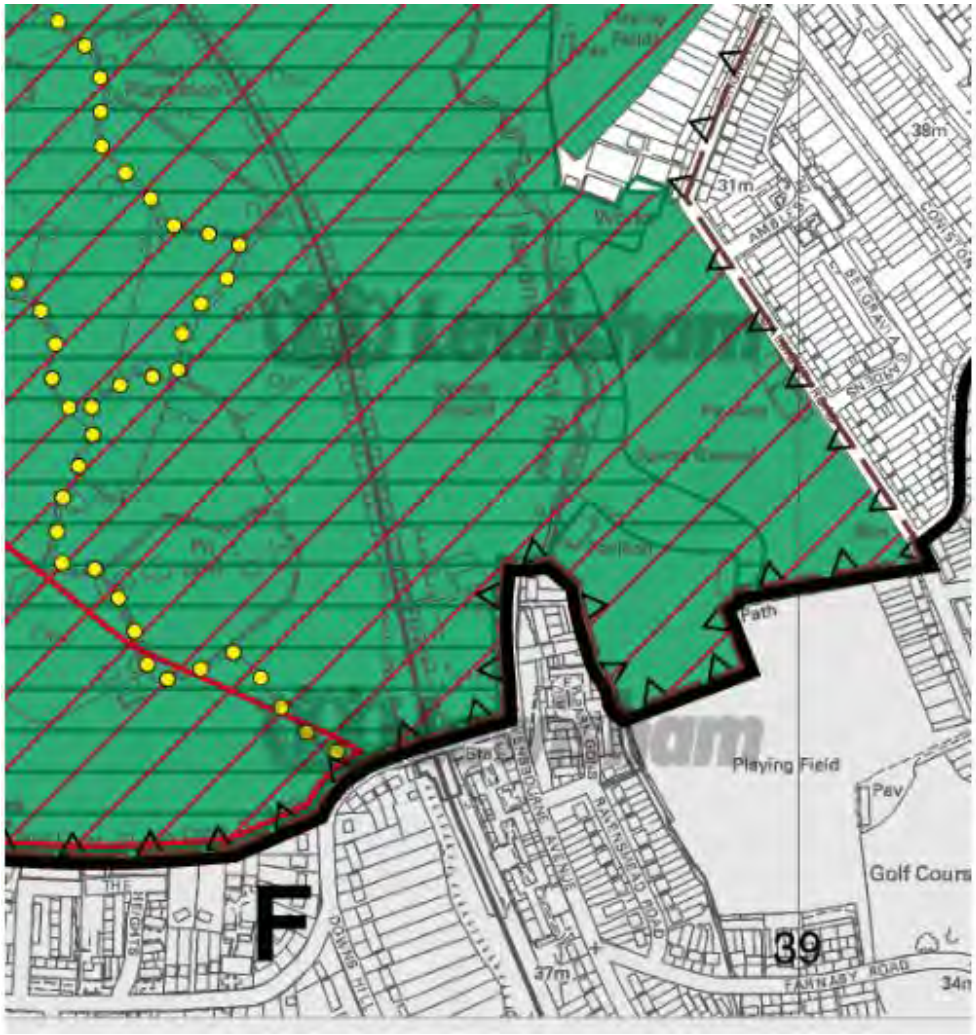
The Council, in consultation with the Environment Agency, will seek to promote river corridors as important areas of open land by:

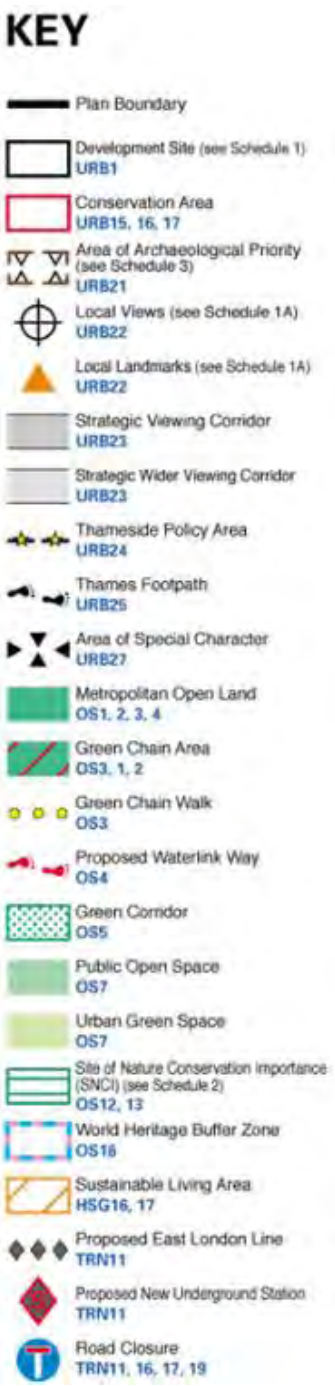
(i) conserving existing areas of value within river corridors, resisting the culverting of watercourses and, wherever possible, seeking to restore and enhance the natural elements of the river environment;
(ii) encouraging, where appropriate and feasible, the establishment of buffer zones to watercourses;
(iii) supporting initiatives which will result in improvements to water quality;
(iv) promoting public access in river corridors; and
(v) identifying appropriate locations for water-related recreation along river corridors.

POLICY ER17

Development which would have adverse visual, amenity and ecological impacts on the water environment, particularly in relation to rivers, ponds, wetlands, public access in river corridors, and water-related recreation, will not normally be permitted.

Extract of Lewisham – The London Borough Unitary Development Plan (adopted July 200) and supporting key




KEY
Plan Boundary
Development Site (see Schedule 1)
URB1
Conservation Area
URB15, 16, 17
Area of Archaeological Priority (see Schedule 3)
URB21
Local Views (see Schedule 1A)
URB22
Local Landmarks (see Schedule 1A)
URB22
Strategic Viewing Corridor
URB23
Strategic Wider Viewing Corridor
URB23
Thameside Policy Area
URB24
Thames Footpath
URB25
Area of Special Character
URB27
Metropolitan Open Land
OS1, 2, 3, 4
Green Chain Area
OS3, 1, 2
Green Chain Walk
OS3
Proposed Waterlink Way
OS4
Green Corridor
OS5
Public Open Space
OS7
Urban Green Space
OS7
Site of Nature Conservation Importance (SNCI) (see Schedule 2)
OS12, 13
World Heritage Buffer Zone
OS18
Sustainable Living Area
HSG16, 17
Proposed East London Line
TRN11
Proposed New Underground Station
TRN11
Road Closure
TRN11, 16, 17, 19

Extracts of relevant planning policies and supplementary planning guidance

OS 1 Metropolitan Open Land
The open character of Metropolitan Open Land (MOL) in Lewisham, as shown on the Proposals Map, will be preserved. Planning permission will be granted only for appropriate development or change of use where this preserves the open nature of the land.
The following uses of land may be appropriate within MOL in Lewisham:
• public and private open space, playing fields and golf courses;
• agriculture, woodlands, (including the creation of new native woodland), and orchards;
• rivers, canals, reservoirs, lakes, and other open water ;
• allotments and nursery gardens;
• cemeteries and associated crematorium; and
• nature conservation.

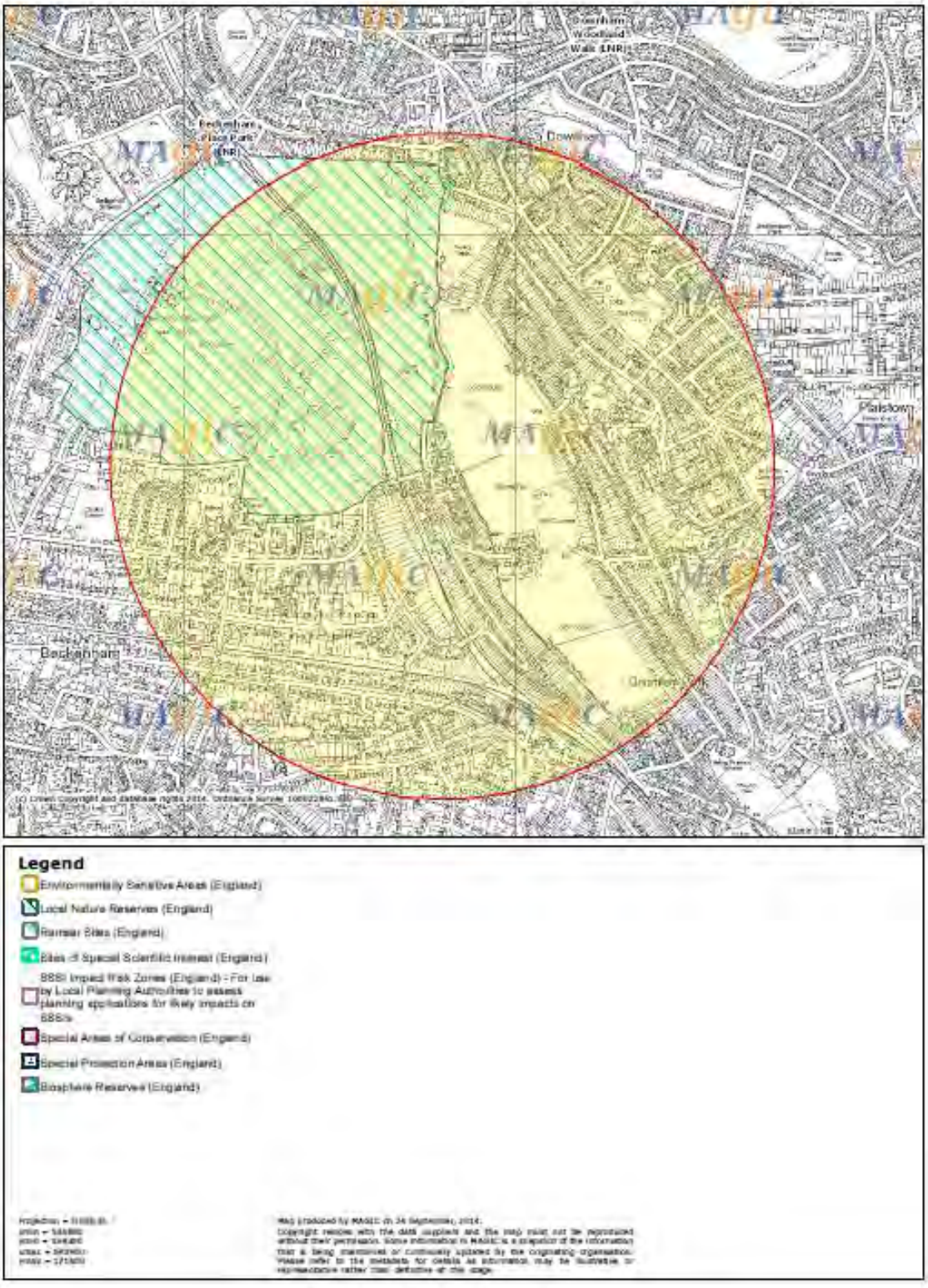
OS 2 Land Close to Metropolitan Open Land
The Council will consider any development proposal on land fringing, abutting or otherwise having a visual relationship with MOL on the basis of their detrimental impact on visual amenity, character or use of the MOL (see also Policies URB 3 and URB 6).

OS 3 Green Chains
The main open spaces that form the South East London Green Chain are protected as MOL (see also Policies OS 1 and OS 2). These spaces will be promoted and managed in order to enhance their role as a local and regional outdoor recreational resource.
OS 4 Waterlink Way
The Council will safeguard the proposed route of the Waterlink Way as shown on the Proposals Map. It will seek the reduction of impact on the natural environment by the most acceptable route. Through agreements with developers of sites within and adjoining the route some or all of the following elements, as appropriate, will be achieved:
• to provide additional open space;
• to improve the quality of the open spaces in Waterlink Way and the links between them, notably footpaths and cycleways;
• to improve the course and appearance of the waterways and public access to them for passive and active recreation;
• to create wildlife habitats and to enhance the existing nature conservation value of the waterways.
The Council where appropriate will protect land adjacent to the Waterlink Way as MOL (see also Policies OS 1 and OS 2).

URB 21 Archaeology
The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by:
(a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined;
(b) advising where planning applications should be accompanied by an evaluation within Archaeological Priority Areas as shown on the Proposals Map. This should be commissioned by the applicants from a professionally qualified archaeological organisation or archaeological consultant;
(c) encouraging early co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning

consents, and/or negotiating appropriate agreements under S106;
(d) encouraging suitable development design, land use and management to safeguard archaeological sites and seeking to ensure that the most important archaeological remains and their settings are permanently preserved in situ with public access and display where possible and that where appropriate they are given statutory protection;
(e) In the case of sites of archaeological significance or potential where permanent preservation in situ is not justified, provision shall be made for an appropriate level of archaeological investigation and recording which should be undertaken by a recognised archaeological organisation before development begins. Such provision shall also include the subsequent publication of the results of the excavation;
(f) seeking to ensure their preservation or record in consultation with the developer In the event of significant remains unexpectedly coming to light during construction; and
(g) in the event of the Scheduling of any Ancient Monuments and Sites of National Importance, ensuring their protection and preservation in accordance with Government regulation, and to refuse planning permission which adversely affects their sites or settings.

Magic Map 1km search zone for designated wildlife sites - Map

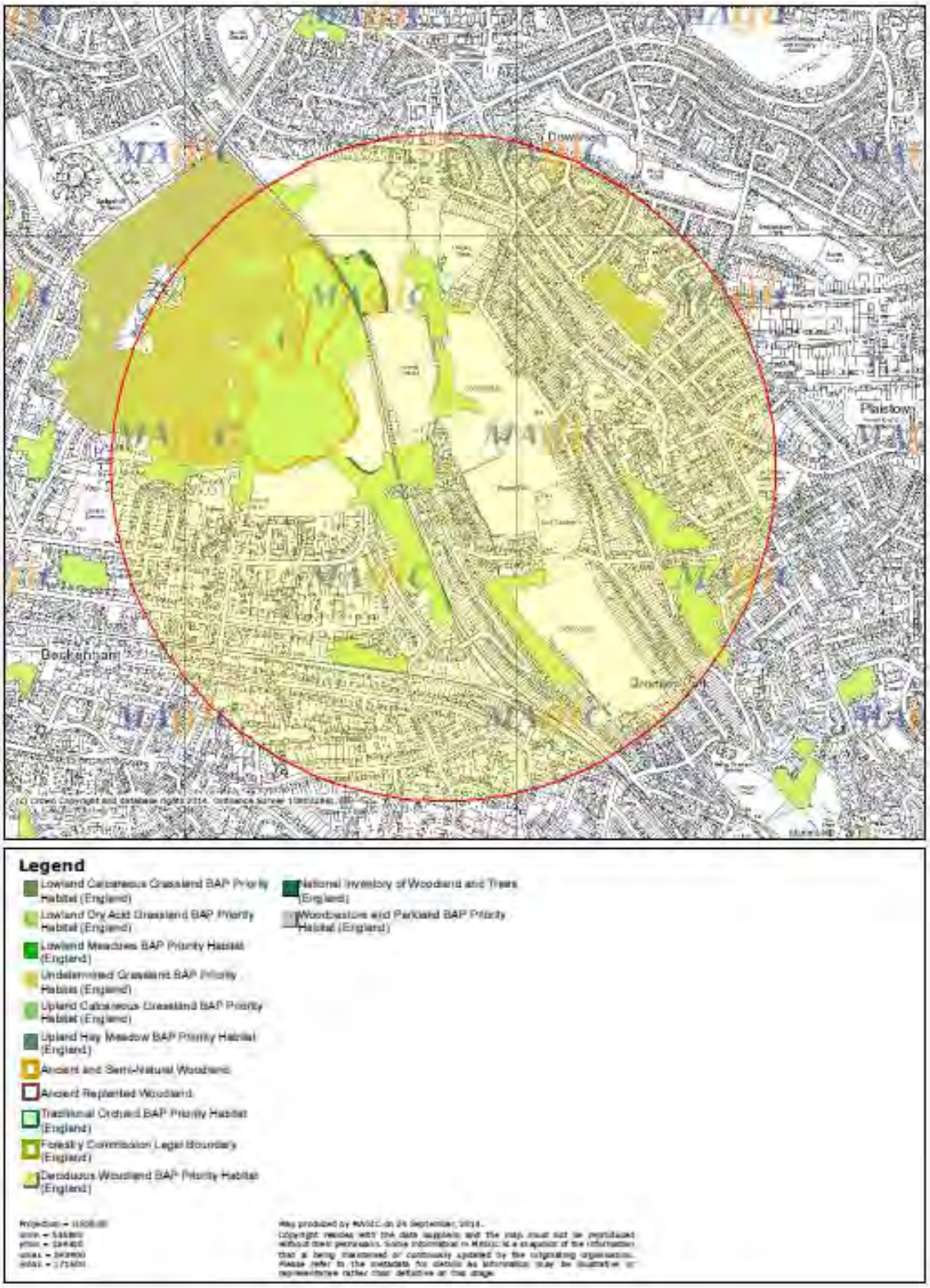


Magic Map 1km search zone for designated wildlife sites - Report

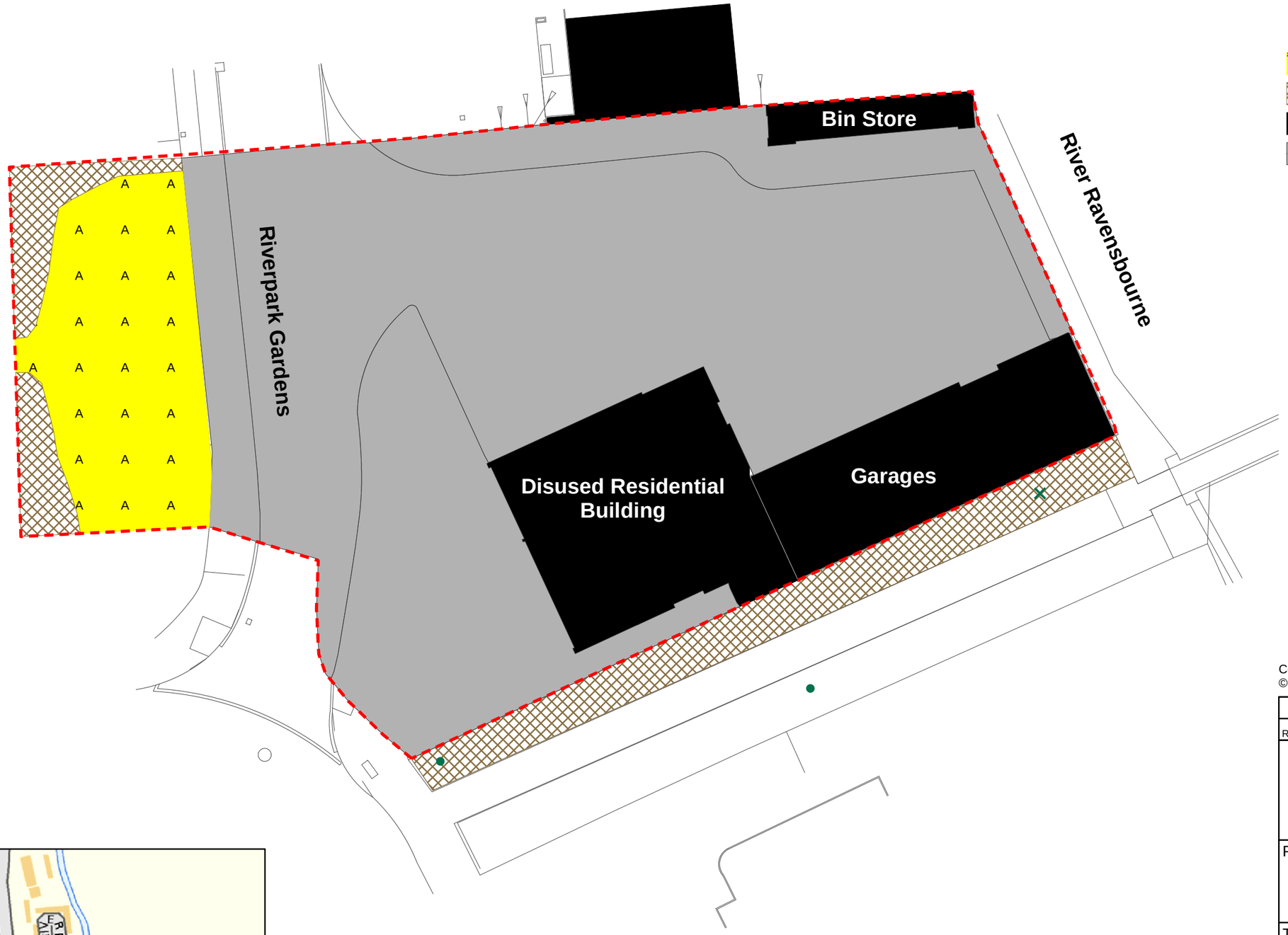
Local Nature Reserves (England)
Reference 1122973
Name BECKENHAM PLACE PARK
Hectares 95.14
Hyperlink http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1122973

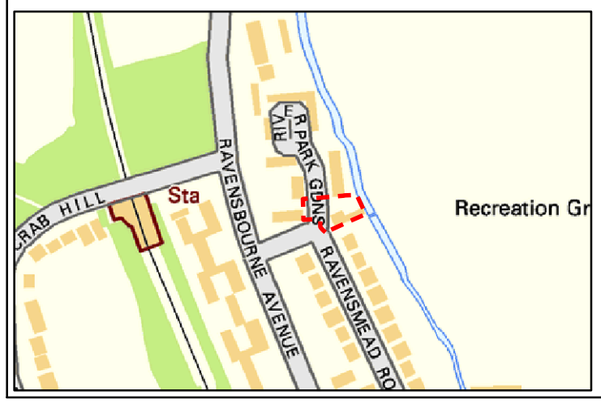
SSSI Impact Risk Zones (England) - For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs
1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?
2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:
All Planning Applications
Airport Airports, helipads and other aviation proposals, including new roads etc.
Infrastructure
Wind & Solar Energy
Quarry
Non Residential
Residential
Rural Residential
Air Pollution
Combustion
Waste
Composting
Discharges Any discharge of water or liquid waste that is more than 20m³/day. The water needs to either be discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Discharges to mains sewer are excluded.
Guidance /Metadata_for_magic/SSSI IRZ User Guidance v1.8 MAGIC 04August2014.pdf

Magic Map 1km search zone for habitat inventory data



DRAWINGS





Key

- Survey boundary
- Scattered scrub
- Scattered broad-leaved trees
- Amenity grassland
- Introduced shrub
- Buildings
- Hardstanding

Rev	Description	Dwn	Appvd	Date

TEP
Genesis Centre
Birchwood Science Park
Warrington WA3 7BH
Tel 01925 844004
Fax 01925 844002
email tep@tep.uk.com

Project:

Riverside Gardens, Bromley Park

Title:

Phase 1 Habitat Survey

Map No.: G4775.001

Scale:	Date:
1:200 @ A3	05/11/2014

Drawn:	Checked:	Approved:
CM	CB	CB