

The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN

Planning Reference: 2022/3525

RT-MME-160495-03 - Executive Summary of Changes with Regards to Biodiversity Comments

Environmental Agency – Reference WA/2023/130267/01-L01

Comment	Summary of Changes	Reference
<p>Provide plans for the provision and management of a 10-metre-wide buffer zone, where existing site constraints allow, measured from the bank top (defined as the point at which the bank meets the level of the surrounding land) alongside the River Ember.</p>	<p>The River Edge Buffer of 8-10m will be retained and enhanced. Trees will be retained, introduced shrub will be removed and replaced with native scrub and a band of wildflower lawn will be planted along the eastern edge. Bird and bat boxes will be fixed to retained trees, kingfisher boxes will be provided and two log piles will be created.</p> <p>Details of the River Edge Buffer zone and retained and enhanced habitats are provided in the LEMP. See enclosed drawing C160495-02-01.</p>	<p>BMA RT-MME-159247-02</p> <p>LEMP RT-MME-160495-02</p>
<p>The buffer zone should be free from all built development, including paths, lighting, domestic gardens and formal landscaping.</p>	<p>Details of River Edge Buffer zone are provided in the LEMP. The buffer is free from all built development, including paths, lighting, domestic gardens and formal landscaping.</p>	<p>LEMP RT-MME-160495-02</p>

Comment	Summary of Changes	Reference
<p>There shall be no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat. To achieve this the specifications, location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of bank of the watercourse are maintained at background levels. The Environment Agency considers background levels to be a Lux level of 0-2. To reduce light spill onto the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings.</p>	<p>Lighting principals are detailed within the CEMP.</p> <p>Details of River Edge Buffer zone habitats are provided in the LEMP. This area is free from artificial lighting.</p>	<p><u>CEMP RT-MME-160495-01</u></p> <p>Section 4.4: Pg 16</p> <p>LEMP RT-MME-160495-02</p>
<p>Provide details demonstrating how the buffer zone will be protected during development (Construction Environmental Management Plan).</p>	<p>The CEMP details potential for indirect impacts to the adjacent River Ember and classifies this habitat and the associated River Edge Buffer Zone as a 'Red Zone' meaning the area will be retained and protected throughout the development, and works will be subject to ongoing monitoring by the Ecological Clerk of the Works. No works can be undertaken within the Red Zones without prior consent from the Ecological Manager.</p> <p>Chapters 3 and 4 details how this habitat will be protected.</p>	<p>CEMP RT-MME-160495-01</p>
<p>The buffer zone should be planted with locally native species of UK genetic provenance and appropriately managed under an agreed scheme.</p>	<p>The LEMP details planting specification for the River Edge Buffer which comprises only native species and details management prescriptions of these habitats for 30 years.</p>	<p><u>LEMP RT-MME-160495-02</u></p> <p>Section 3.3: Pg 13-14</p>

Comment	Summary of Changes	Reference
<p>Provide a detailed Landscape Environmental Management Plan – to show how the ecological buffer zone and river corridor will be managed over the longer term</p> <p>(including named body responsible for management) and maintained to protect the ecology of the water-dependent habitat.</p>	<p>The LEMP details how the ecological buffer zone and river corridor will be managed over a 30 year period.</p> <p>Section 2.3. details named bodies responsible for the plan.</p>	<p><u>LEMP RT-MME-160495-02</u></p> <p>Section 3.3: Pg 13-14</p> <p>Section 2.3: Pg 7</p>

Surrey Wildlife Trust – Reference 146673/001/RH

Comment	Summary of Changes	Reference
<p>Further Assessment for Southwest London Waterbodies SPA/SAC/RAMSAR/SSSI and Busy Park and Home Park SSSI</p>	<p>A Habitat Regulations Assessment was undertaken to assess the potential impacts and effects arising from the project, either alone or in-combination with other projects and plans on South West London Waterbodies Special Protection Area (SPA) and Ramsar site, Richmond Park Special Area of Conservation (SAC) and Wimbledon Common SAC.</p> <p>Pollution prevention measures outlined in the CEMP mitigate risks to Busy Park and Home Park SSSI and risk associated with run off due to hydrological connectivity between this conservation site and the development site.</p>	<p>sHRA RT-MME-159247-03</p> <p>CEMP RT-MME-160495-01</p>

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<p>Assessment for Priority Woodland Habitat identified by Natural England, Ref: 415870</p>	<p>The development site lies adjacent to Priority Woodland Habitat. Whilst MAGIC map shows that Priority habitat deciduous woodland lies within the ownership boundary in the west of the site, this habitat was not observed in the west of the site within the development boundary and therefore will not be no Priority woodland will not be directly impacted by the proposed works in the west of the site.</p> <p>A small area of deciduous woodland is present in the north-east corner of the site and requires removal as part of the Thames Water Works scope. This habitat loss is small scale and will be compensated for through offsite woodland enhancement, full details of which are set out in the BMA and LEMP reports.</p> <p>The CEMP details potential for indirect impacts to retained Priority Woodland and classifies this habitat as a 'Red Zone' meaning the area will be retained and protected throughout the development, and works will be subject to ongoing monitoring by the Ecological Clerk of the Works. No works can be undertaken within the Red Zones without prior consent from the Ecological Manager.</p> <p>Baseline condition assessment of on and offsite woodland is provided in the BMA report.</p> <p>The offsite woodland will be enhanced from 'poor' to 'moderate' condition as assessed using the Biodiversity Metric 3.1 metric (see BMA report). The LEMP details enhancement and management prescriptions.</p>	<p><u>CEMP RT-MME-160495-01</u></p> <p>Summary of potential indirect impacts Table 2.1: Pg 10</p> <p>Red Zone classification Pg13</p> <p>Protection measures Section 4.1- 4.6</p> <p><u>BMA RT-MME-159247-02</u></p> <p>Baseline woodland condition assessment (on and off site) Pg 21 & 23</p> <p><u>LEMP RT-MME-160495-02</u></p> <p>Details of woodland enhancement</p> <p>Pg 5: Table 2.1, Pg 7, Section 3.8: pg. 26</p>

Comment	Summary of Changes	Reference
Herpetofauna Reasonable Avoidance Method Statement clarification(s) on approach	<p>Reptiles are assumed to be present on site but in low numbers due to the small scale of available habitat.</p> <p>Due to the availability of suitable alternative habitat in the immediate landscape, no significant residual impacts with respect to habitat loss is anticipated as a result of the proposed development. To ensure this the case, habitat enhancement is proposed immediately offsite to the north (within the ownership boundary) to increase the carrying capacity of this land. Full details of this enhancement are provided in the corresponding LEMP.</p> <p>As mitigation for direct harm and injury to any reptiles present on site, Reasonable Avoidance Measures will be undertaken during site clearance as set out within the updated Herp RAMS.</p>	<p><u>Herp RAMS RT-MME-153851-03 Rev B</u></p> <p><u>LEMP RT-MME-160495-02</u></p> <p>Section 3.2</p> <p>Section 3.11</p>
More specific programme and methodology for invasive plants	<p>The CEMP provides control measures for non-native invasive plant species and details timing restrictions.</p> <p>The Invasive Species Method Statement has been revised to include ecological considerations and Japanese knotweed in the method statement section.</p>	<p><u>CEMP RT-MME-160495-01</u></p> <p>Section 4.9: Pg 20-23</p> <p>RT-MME-153851-04 RevB</p>

Comment	Summary of Changes	Reference
<p>Confirmation of mitigation strategy for loss of one day soprano pipistrelle bat roost.</p>	<p>A Bat Mitigation Strategy has been produced which details mitigation of roost features in form of:</p> <ul style="list-style-type: none"> • Three Schwegler 2F bat boxes (or a suitable alternative) will be installed on a suitable, retained tree within the river edge buffer zone to be established, identified on site by the ecologist, that will be undisturbed by the proposed development. The provision of a suitable unit (i.e. a bat box or crevice unit within a structure) is appropriate mitigation to relocate any bats found into and as such to maintain the Favourable Conservation Status of the species. • More permanent roosting locations on site will be provided in the form of integrated boxes such as Habibat boxes (or similar designs suitable for all crevice dwelling species) which are to be built into the south-western façade of the new building. A minimum of one unit per roost identified per species should be created to provide compensation with a further unit provided as enhancement to ensure the Favourable Conservation Status of all species identified on site is maintained within the new mitigation. The proposed incorporation of six integrated boxes ensures the Favourable Conservation Status of bats on site is maintained. <p>The report also details requirement to obtain a Natural England (NE) Development</p> <p>License prior to any works likely to impact upon the roost commencing and for a pre-works survey to be carried out immediately prior to works commencing on site to ensure that the</p> <p>status of the site has not changed since the survey work was carried out.</p>	<p>BMS RT-MME-159247-01</p>

Quality Assurance

Date	Version	Author	Checked & Approved By
26/05/2023	1	Amelia Collins (Ecological Consultant)	Paul Roebuck MSc ACIEEM (Regional Manager: South)