



BREEAM Ecology Assessment

ABERFELDY VILLAGE MASTERPLAN

ABERFELDY VILLAGE – BREEAM NEW CONSTRUCTION 2018 LAND USE AND ECOLOGY

This report is an update to the previously submitted version (report ref: 551566dp11Oct21FV02_LE02-05.pdf) that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development. The sections of this report that are different from those contained in the original version submitted in 2021 are contained on pages 3, 4 and 5 and relate to the Biodiversity Net Gain (BNG) Assessment having now been completed. The text changes are also in red.

Greengage Environmental Ltd was commissioned by Aberfeldy New Village LLP to undertake a BREEAM Ecology Assessment for the commercial elements of the redevelopment of Aberfeldy Village, in the London Borough of Tower Hamlets. This document is a summary of likely credit achievement based on work undertaken up to RIBA Stage 2.

Criteria for credit achievement for LE02-LE05 are outlined and a brief description of the current status of proposals are set out. Any outstanding actions or information required to confirm criteria compliance are outlined.

LE02 - Identifying and Understanding the Risk and Opportunities for the Project

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. N/A – criteria exclusively for Assessment Route 1.
3. A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage).
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 ecological value; and
 - c. Capacity and feasibility for enhancement of the ecological value of the site 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.

6. Above criteria met.
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; and
 - b. Identify, appraise and select measures to meet the optimal ecological outcomes for the site, in line with the mitigation hierarchy of action.

Greengage, as SQE have undertaken a suitable level of preliminary survey and evaluation. The Preliminary Ecological Appraisal (PEA) (report ref: 551566dp17Sep21FV04_PEA) and the subsequent addendum letter (document ref: 551566mjh08Mar22LV1_Jollys_Green) outlined the ecological baseline of the site to meet criterion 4 and contained recommendations which were shared to the project team in this report.

Clarification with regards to stakeholder engagement is required. A data search from Greenspace Information for Greater London (GiGL) was analysed as part of the PEA which constitutes stakeholder engagement. In addition, meetings have been held with the London Borough of Tower Hamlets Parks and Open Spaces Team in order to identify an approach to improving the park spaces within the boundary.

It is considered likely that all criteria will be met, and **two credits** will be awarded for LE02.

LE03 – Managing Negative Impacts on Ecology

1. LE02 has been 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.
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 LE 02 Ecological risks and opportunities.
5. N/A – criteria exclusively for Assessment Route 1.
6. N/A – criteria exclusively for Assessment Route 1.
7. Criteria 2-4 have been achieved.
8. Negative impacts from site preparation and construction works have been managed according to the hierarchy for managing negative impacts on site and either:

- a. No overall loss of ecological value has occurred (two credits); or
- b. The loss of ecological value has been minimised (Minimising Loss) (one credit).

Further bat emergence/re-entry surveys have been recommended to further plan avoidance and mitigation of impacts upon roosting bats. These surveys identified the presence of a single common pipistrelle (*Pipistrellus pipistrellus*) transitional roost, which is considered a low conservation status roost. Through the European Protected Species Mitigation License (EPSML) or Bat Low-Impact Class License (BLICL) process, a detailed approach to mitigation will be secured to fully ameliorate any impacts upon roosting bats associated with the site clearance. There are few other ecological risks associated with the project, therefore on-site measures are generally not required beyond tree protection fencing around mature street trees.

A Biodiversity Impact Assessment using the Natural England Metric 3.0 has been carried out. This shows that the Proposed Development would deliver a net gain of 18.20%

Therefore, it is considered likely that **three credits** will be awarded for LE03.

LE04 – Ecological Change and Enhancement

1. Criteria 2-3 in LE03 have been achieved.
2. The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.
3. N/A – criteria exclusively for Assessment Route 1.
4. The project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value:
 - a. On site, and where not feasible;
 - b. Off site within the zone of influence.
5. Data collated are provided to the local environmental records centres (LERCs) nearest to, or relevant for, the site.
6. Up to three credits are awarded based on the change in ecological value occurring as a result of the project.

Criteria 1-5 will all be met through incorporation of on-site ecological enhancement and submission of biological records to GiGL. Greengage annually publish all non-confidential biological records to the relevant Local Environmental Records Centres (LERCs).

A Biodiversity Impact Assessment using the Natural England Metric 3.0 has been carried out. This shows that the Proposed Development would deliver a net gain of 18.20% (118%).

Therefore, the project should be eligible for up to **four credits** for LE04.

LE05 – Long-Term Ecology Management and Maintenance

1. The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site.
2. Criteria 2-3 in LE 03 have been achieved, and at least one credit under LE 04 for 'Change and Enhancement of Ecology' has been awarded.
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 LE 02. To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 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.
5. A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 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 support the aims of BREEAM;s Strategic Ecology Framework; and
 - d. Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts.
6. The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.

Through adequate protection of retained street trees and compliance with recommendations set out in the PEA, bat survey report and EPSML/BLICL application (ref: 551566dp17Sep21FV01_Bats), criterion 3 will be met. A Landscape and Ecology Management Plan (LEMP) will be produced by Greengage upon finalisation of ecological enhancement

specifications. This can be isolated and included as part of the tenant or building owner information supplied.

As such, it is considered likely that the proposals will achieve **two credits** for LE05.

Summary

In summation, the proposals are likely to achieve:

- **Two credits** for LE02;
- **Three credits** for LE03;
- **Four credits** for LE04; and
- **Two credits** for LE05.

Therefore, the proposals are considered likely to achieve a total of **11 credits** under LE02-05, which is the maximum credit achievement possible.

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