Temple

Ecological Services

Preliminary Ecological Appraisal

Bishopsgate Goodsyard, London

schofield lothian
AN ASSYSTEM COMPANY

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Executive Summary

Purpose	To define the baseline ecological conditions of the site at Bishopsgate Goodsyard, London and to evaluate the nature conservation importance of ecological features present within the Zone of Influence for the Proposed Development. This report assesses potential impacts on important ecological features, sets out avoidance, mitigation, compensation and enhancement measures and details further surveys required to understand the potential impacts of the Proposed Development on important ecological features of the Site.
Introduction	An updated Preliminary Ecological Appraisal (PEA), consisting of a field survey and desk study, was undertaken in August 2022. The PEA was undertaken to provide the latest habitat information due to the length of time since the previous survey conducted in 2019 by Temple. Previous surveys were also conducted in 2013, 2015 and 2017 by AECOM. The PEA followed the Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2017) guidelines, standard Phase 1 habitat survey protocol (JNCC, 2010) and British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'. The Site is located off Bethnal Green Road, London, within the London Borough of Tower Hamlets (grid reference TQ 33659 82207). The Site is bound by Box Park Shopping Centre and sports clubs to the north, Brick Lane to the east, Bethnal Green and Liverpool Street Railway Sidings to the south and the A10/Shoreditch High Street and Commercial Street to the west. The surrounding area is largely comprised of buildings for commercial and residential uses.
Key Findings	The Site is in a highly urban area and the habitats on the site were of **moderate ecological value** but has been subject to further species-specific surveys to understand if protected species (bats) are using the site**.** **Habitats** The habitats on site have largely stayed the same except for 'Open Mosaic' habitats which have been reduced significantly due to scrub encroachment. **Nesting Birds** The Site could support nesting birds (non-Schedule 1) in the old brick walls of the archways and within scattered trees and scrub vegetation. Black redstart (Schedule 1 species), could utilise the on-site habitats if they are left undisturbed. **Bats** The archways, tunnels and the building on-site also supported the potential for roosting bats, as well as the continuous scrub on site and a railway corridor on the southern boundary offering good foraging and commuting habitat for bats. **Reptiles** The site has previously been surveyed for reptiles and they were found to be absent, it is unlikely that reptiles are present but precautionary measures should be undertaken when clearing the site. **Japanese Knotweed** This invasive plant species (listed on Schedule 9 of the WCA) has been recorded on the site.

Recommendations	**Nesting Birds -** Any vegetation clearance or building demolition should be undertaken outside of the bird nesting season (March – August). If works are required to be undertaken within bird nesting season a suitably qualified ecologist should inspect the vegetation no more than 48hrs before clearance. Areas where there are nesting birds will be cordoned off and left undisturbed until the chicks have fledged. Habitat suitability for nesting black redstarts has decreased due to the decrease in suitable foraging habitat through natural succession of the vegetation on site, therefore despite previous records of black redstart found on the site the site in now considered to have low potential for nesting black redstarts. **Bats** – Previous surveys have found bat roosts to be likely absent from the site. The archways and tunnels have moderate potential to support roosting bats. Due to transient nature of bats further emergence surveys and static detector surveys are being undertaken in the bat active season of 2022 to determine whether the archways, tunnels on site are being used by roosting bats and if so, which species are using the site features and how the Proposed Development might impact them. Details will be provided within the bat report on the completion of these surveys. **Reptiles** – There is a low risk of reptiles to be found on the site due to suitable habitat but limited connectivity. A Toolbox Talk on reptile identification and the legislation surrounding reptiles is recommended to be given to contractors prior to clearance of the vegetation on site. **Japanese Knotweed**- A 7m buffer zone is to be put in place around each stand and managed through agreed method stated in a biosecurity method statement. All soil taken from the upper area is to be considered as potential to hold Japanese Knotweed rhizomes and should be treated as contaminated material accordingly.
Conclusions	Based on the findings of the PEA, the Site has **moderate ecological value** taking into account it's urban location and lack of similar habitats nearby. The Proposed Development provides exciting opportunities for biodiversity enhancement such as wildlife friendly planting, bats and bird boxes, native tree planting to compensate for any vegetation loss on the Site and green and brown roofs on buildings to contribute to urban greening.

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1 Purpose of the document

1.1.1 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.

1.1.2 This assessment has been designed to meet:

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

1.1.3 The objectives are to:

- Identify any designated sites for nature conservation and habitats on, near and 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.

1.2 Validity of data

1.2.1 The findings of this study are valid for a period of 12 months from the survey on 23 August 2022. If works have not commenced within one year 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.

2 Introduction

2.1 Background Information

2.1.1 Schofield Lothian was appointed by Temple to carry out an extended Phase 1 habitat survey of land at Bishops Goodsyard, London in order to prepare an updated Preliminary Ecological Appraisal (PEA).

2.1.2 By undertaking an investigation of the habitats and species present, this report will provide the Applicant 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.

2.2 Site Description

2.2.1 The site (Figure 1) is located off Bethnal Green Road, London, within the London Borough of Tower Hamlets (grid reference TQ 33659 82207). The Site is bound by Box Park Shopping Centre and sports clubs to the north, Brick Lane to the east, Bethnal Green to Liverpool Street Railway Sidings to the south and the A10/Shoreditch High Street and Commercial Street to the west. The surrounding area is largely comprised of urban buildings for commercial uses.

2.2.2 The Site area is approximately 4.16 hectares (ha), and the northern area of the site consists largely of hardstanding and buildings. The southern area of the site consists of a area of tunnels and archways with an area of scrub, semi-improved grassland and scattered trees on top of the tunnels.

2.3 Scope of Works

2.3.1 The following surveys were commissioned by Temple Limited and form part of this PEA:

- Desktop study and ecological data search; and
- Extended Phase 1 habitat survey.

2.4 Proposed Works

2.4.1 Whilst the development proposals are currently evolving, the Applicant intends to develop a combination of office, retail and residential spaces, as well as creating a new park and enhancing developments with green roofs on new buildings to contribute to urban greening.

2.5 Quality Assurance

2.5.1 This survey and subsequent report were undertaken in line with Schofield Lothian's Business System (SBS). Our SBS places great emphasis on honesty, respect, integrity and trust, collaboration, and accountability. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2015, 14001:2015 and 18001:2007.

2.5.2 All lead Schofield Lothian ecologists are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work.

Figure 1: Site Redline Boundary

3 Methodology

3.1 Zone of Influence

3.1.1 The Zone of Influence (ZoI) 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.

3.2 Desk Study

3.2.1 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 kilometre (km) of the study area. Due to the Site's location within a heavily urban area and lack of ecological connectivity to the Site, 1km 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.

3.2.2 Only records from within the last ten years and considered relevant to the Site have been included in this report.

Table 3-1 Sources of desk study records

Source	Information Requested
Greenspace Information for Greater London	Protected and priority species (1 km) Sites of local importance (1km)
Multi-Agency Geographic Information for the Countryside	International statutory sites (5km) National statutory sites (2km)

3.2.3 The search buffers listed in Table 3-1 are sufficient to cover the potential ZoI 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 1km, due to the urban setting of the Site and lack of ecological connectivity.

3.2.4 For International designated and National sites, the search buffer was extended to 5km and 2km respectively.

3.2.5 Impact Risk Zones (IRZs) are a tool developed by Natural England to help assess the potential risks to Nationally or Internationally Designated Sites of Nature Conservation Importance 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.

3.3 Extended Phase 1 habitat survey

3.3.1 A field survey in the form of an 'extended' Phase 1 habitat survey was undertaken by Joanna Meredith and Molly Richardson, ecologists with five years of experience each on 23rd August 2022.

3.3.2 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' (Joint Nature Conservation Committee, 2010[1]). The dominant plant species were recorded and any protected, uncommon or invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981[2] (as amended) were noted.

3.3.3 The protected species considered relevant to the assessment, based on geographical region and the presence of suitable habitats within the Site, were as follows;

- Bats: assessment of trees, buildings and structures for their potential to support roosting bats,
- Nesting birds: assessment of tree, buildings and structures for their suitability for nesting birds including Schedule 1,
- Reptiles: assessment of habitats to identify suitability to support reptiles,
- Badgers: assessment of habitats to identify suitability to support foraging badgers and badger setts.

3.3.4 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).

3.4 Assessment and Evaluation

3.4.1 This PEA has been produced in broad accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b)[3] and Guidelines for Ecological Report Writing (CIEEM, 2017a)[4].

3.4.2 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 Marine (CIEEM, 2018)[5].

1 http://archive.jncc.gov.uk/pdf/pub10_handbookforphase1habitatsurvey.pdf
2 http://www.legislation.gov.uk/ukpga/1981/69
3 https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf
4 https://cieem.net/resource/guidelines-for-ecological-report-writing/
5 https://cieem.net/wp-content/uploads/2019/02/Combined-EclA-guidelines-2018-compressed.pdf

3.4.3 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.

3.4.4 A negligible value is assigned where the habitat offers minimal value to wildlife. 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 3-2.

3.4.5 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.

3.4.6 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.

Table 3-2: 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 in determining the planning application. Further survey may be required to support a planning application
Low	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 (e.g., generic requirements for the management of nesting bird risks).

4 Limitations

4.1.1 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 Phase 1 habitat survey, they can contribute to a robust ecological assessment of a site.

4.1.2 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.

4.1.3 The survey was carried out at the end of August after periods of significant hot weather. This was not thought to have limited the survey as all remains of any ground flora which may have been affected by the weather would still have been visible. Previous surveys have found no botanical species of significance.

4.1.4 Areas of the tunnels and archways can no longer be accessed due to safety reasons. Some of these areas may have become more open to the elements due to degradation of the walls which is thought to lower these areas suitability to support protected species. This alteration is not thought to be significant and as these areas have been surveyed in previous surveys the features in these areas will be assumed to be unchanged.

4.1.5 Despite the limitations described, there are deemed to be no significant limitations to this PEA.

5 Results

5.1 Desk Study

Statutory designated sites

5.1.1 A desk-based search shows that there are no sites with European or National statutory designation within 1km of the site and no Local Nature Reserves (LNRs) within 1km of the site.

Non-statutory designated sites

5.1.2 A desk-based search shows that there are six Sites of Importance for Nature Conservation (SINCs) within 1km of the Site. Table 5-1 shows the non-statutory designated sites within 1km of the Site.

Table 5-1: Non-Statutory Designated Sites

Site Number & Name	Status	Details	Distance and direction from Site (m)
Borough Importance			
THBI09 Spitalfields City Farm and Allen Gardens	Farm and gardens	The Farm houses a number of different animals in enclosures around the site. It also has a community garden where local people grow a wide range of exotic plants and vegetables, and a wildlife area. The wildlife area has been planted with both native and exotic species, and has several butyl-lined ponds, with a variety of emergent and submerged plants.	300 E
THBII12 Weavers Fields	Grassland, woodland	Most of Weavers Fields consists of amenity grassland with mature trees, and a few small areas of wildflower meadow and copses of young silver birch. The most important feature for wildlife is the planted woodland on the eastern side of the park.	780E
IsBII09 Bunhill Fields Burial Ground	Burial ground	Historical burial ground which today has an open woodland ambience, with many mature London plane *(Platanus x hispanica*), lime (*Tilia spp*.) and horse-chestnut (Aesculus hippocastanum) trees, The moist conditions and funerary stonework encourage a lush growth of mosses and lichens, and several unusual species have been recorded.	860 W
Local Importance			
CiL04 St Botolph's Bishopsgate Church Grounds	Gardens	St Botolph's is a charming and mature garden, spacious by the standards in the City, with plenty of trees, wide lawns, tall hedges and some substantial areas of tall shrubbery.	870 S
CiL07 Finsbury Circus	Park	It has a traditional formal layout with mature trees and shrubbery around the perimeter, and wide lawns, plus flower beds, and contains the City's only bowling green towards the centre.	930 SW

THL04 Ion Square Gardens	Gardens	Pleasant amenity grassland with shrubs in borders around greater part of site. Species comprise a mix of native and non-native species, including hazel (*Corylus avellana*), cotoneaster (*Cotoneaster sp*.), hawthorn (*Crataegus monogyna*), guelder rose (Viburnum opulus) and elder (*Sambucus nigra*).	970 NE

5.2 Priority habitats

5.2.1 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). There are six areas of broadleaf woodland priority habitats within 1km of the Site.

5.3 Protected or notable species records

5.3.1 The MAGIC website showed there is one record (common pipistrelle) of previous applications for European Protected Species (EPS) development licences for bat roosts within 1km of the survey area.

5.3.2 Records of protected and/or notable species have been obtained from the GiGL report, see Table 5-2. Ones considered potentially relevant to the Site have been included.

Table 5-2: 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 (*Apus apus*)	15	26/05/2020	320 SE
Lesser Black-backed Gull (*Larus fuscus*)	6	10/08/2017	837 W
Grey Wagtail (*Motacilla cinerea*)	28	29/04/2019	366 SW
Dunnock (*Prunella modularis*)	41	05/05/2019	171 SW
Starling (*Sturnus vulgaris*)	23	01/05/2017	388 SW
Fieldfare (*Turdus pilaris*)	5	2019	587 SW
Mistle Thrush (*Turdus viscivorus*)	1	01/04/2018	850 W
Hen Harrier (*Circus cyaneus*)	1	16/05/2013	971 SW
Herring Gull (*Larus argentatus*)	15	20/11/2017	611 SW
Baltic Gull (*Larus fuscus fuscus*)	20	17/10/2017	842 SE
House Sparrow (*Passer domesticus*)	8	06/02/2014	410 E
Black Redstart (*Phoenicurus ochruros*)	15	2019	252 NW
Avocet (*Recurvirostra avosetta*)	1	01/03/2015	981 S
Firecrest (*Regulus ignicapilla*)	1	24/09/2014	942 S
Woodcock (*Scolopax rusticola*)	10	31/10/2019	389 SE

Species	Number of records	Date of most recent record	Distance of nearest record (m) from Site
Invertebrates			
Stag Beetle (*Lucanus cervus*)	4	14/07/2016	163 N
Mammals (bats)			
Nathusius's Pipistrelle (*Pipistrellus nathusii*)	2	17/09/2013	993 SW
Mammals (excl. bats)			
West European Hedgehog (*Erinaceus europaeus*)	1	2015	437 NW
Reptiles			
Slow-worm (*Anguis fragilis*)	1	31/05/2013	443 E

There are also 2 Lepidoptera (butterflies and moths) species found in the area.

5.4 Phase 1 habitat survey

5.4.1 The results of the Phase 1 habitat survey are presented below. A Phase 1 habitat survey map of the Proposed Development Site is provided in Appendix A. This map illustrates the location and extent of the different habitat types recorded within the survey area at the Proposed Development Site. Photographs taken during the field survey are presented in Appendix B.

5.4.2 Table 5-3 details the weather conditions at the time of the surveys.

Table 5-3: Weather conditions during survey

Parameter	Survey 1 (PEA)
Date(s)	23/08/2022
Start time and finish time	10am to 3:30pm
Temperature (°C)	24
Cloud Cover (%)	60
Wind (Beaufort Scale)	1
Precipitation	None

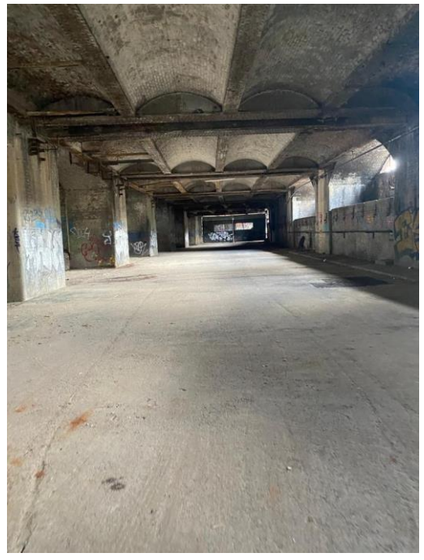
5.5 Habitats

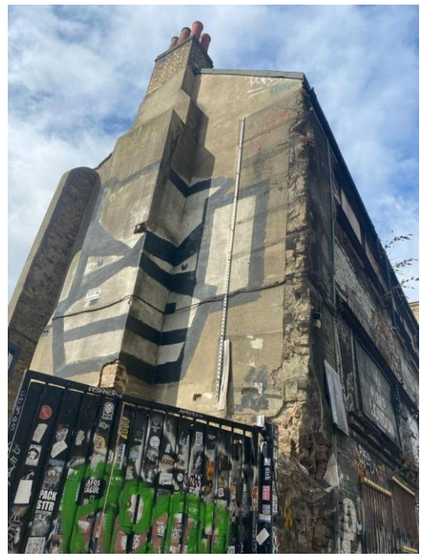
Buildings

The northern section of the site consists of buildings which run along the northern boundary of the site.

- Shoreditch High Street Station (B1) is elevated above street level other than the entrance on Braithwate Street and is constructed out of concrete. The station is well maintained with no cracks of crevices.
- The Boxpark (B2), is a complex made from modified shipping containers to create two storey buildings with an outdoor eating area. The buildings have no ecological opportunities.
- Building three (B3) is a small single-storey brick structure adjoining the remnant wall of the old railway arches in the north of the site. The roof comprised corrugated metal sheeting.
- Building four (B4) was also a small single-storey brick structure adjoining B3. The roof was pitched and comprised corrugated metal sheeting.
- Building five (B5) was a four-storey building with solid brick walls and a flat roof.
- Building six (B6) was a three-storey building with solid brick walls and a pitched roof clad in roofing felt. The building also featured a two-storey extension on its southern elevation with a pitched roof clad in corrugated metal sheeting and roofing felt. Building seven (B7) was a single storey building with solid brick walls and a flat roof clad in corrugated metal sheeting.

The southern section of the site consists of tunnels and archways which extend both to the east and west of Braithwaite Street. A main tunnel runs parallel to the railway sidings with concrete floors and brick walls this links all of the archways. The wall that runs along the railway sidings is half open providing access into the tunnels and most of the archways are open at the other end leading to the AstroTurf pitches. Cracks in the brickwork are present throughout the archways. A sublayer of voids is present below some of the archways however access was not possible to these due to health and safety reasons. A red fox is regularly seen by the site team in this area on the eastern side of Braithwaite Street. Within the main tunnel on the west of Braithwate Street the roof has collapsed in one area providing an entry way into the tunnel and archways. A hardstanding ramp leads to the roof of these off of Braithwaite Street, to the area of scrub.





Hardstanding and Ephemeral vegetation

Shoreditch High Street Station (B1) is surrounded by paving and hardstanding which extends up Braithwaite Street as part of the highways and pavements. Between the buildings and the southern area of the site is an area of artificial sports pitches which are comprised of some form of AstroTurf. The flooring of the tunnels is comprised of hardstanding and an access ramp of hardstanding leads to the roof of the tunnels where the scrub is present.

Ephemeral/ Short perennial Ephemeral vegetation was growing through areas of old tarmac and cobblestones on the roof of the tunnels in the southern section of the site and along the ramp up to this. Species included mosses, brome (*Bromus sterilis*), dandelion (*Taraxacum officinale* agg.), black medick (*Medicago lupulina)* and ragwort (*Senecio jacobaea*).		
Continuous Scrub Dense continuous scrub was present throughout the southern section of the site. Due to natural succession the scrub has encroached and taken over many of the grassland, ephemeral vegetation and the rubble areas noted in the 2017, 2015 and 2013 surveys. Species such as bramble (*Rubus fruticosus* agg.), buddleia (*Buddleia davidii*), ragwort and nettles (*Urtica dioica*) are present. Interspersed in the dense scrub are multiple stands of Japanese knotweed (*Fallopia japonica*). Dense scrub prevented access to some areas of the top of the archways on the southern section of the site.		
Species poor semi-improved Grassland Limited areas of species poor semi-improved grassland are present on the roof of the tunnels and archways. The area of this species has decreased from previous surveys due to natural succession and encroachment of the scrub vegetation. Species include brome, Yorkshire fog (*Holcus lanatus*), creeping bent (*Agrostis stolonifera*), vetch (*Vicia sativa*), creeping cinquefoil (*Potentilla reptens*) and red clover (*Trifolium pratense*).		
Tall herb and Fern Stand of continuous bracken on the south of the hardstanding on the roof of the tunnels.		
Wall A 7m high brick wall is present around multiple areas of the site. This is crumbling in some area and has been partially vegetated by buddleia.		

Scattered trees A line of Lawson's cypress (*Chamaecyparis lawsoniana*) trees were located in the southern section of the site. Limited natural regeneration is present in the form of some elder (*Sambucus nigra*), silver birch (*Betula pendula*), sycamore (*Acer pseudoplatanus*) and cherry (*Prunus* sp.) saplings scattered throughout the southern area of the site.		

5.6 Bat Roost Potential Features

Table 4: Bat Roost Features

Building	Features	Bat Roost Rating
Archways to the east of Braithwaite Street	Archways- the archways to the east of Braithwaite Street were given moderate potential to support bats. These features will be subject to two emergence surveys in the 2022 bat active season. Feature included: - Gaps between pipes and walls along the southern side of the main tunnel. - A large crack which runs through most of the archways from east to west. About an inch wide and connects most of the archways. - Missing mortar in brickwork - Below ground bunkers – could not all be assessed due to access. Of the ones seen all wall are smooth and well-sealed so of lower risk however so some were not accessed so given moderate potential. These have been given moderate potential to support hibernating bats in previous surveys.	**Moderate**
Archways to the west of Braithwate Street	The archways to the west of Braithwaite Street were given moderate potential to support roosting bats. These features will be subject to two emergence surveys in the 2022 bat active season. Features include: - Missing mortar in the brickwork - Holes leading to potential underground area. Could not be surveyed due to health and safety.	**Moderate**
Building	Building 6 was identified in 2017 surveys as having low potential to support roosting bats due in a crack running down the edge of the building. This feature has now been covered by mesh which would prevent any access in or out of the feature and as such has been downgraded to having negligible potential to support roosting bats.	**Negligible (previously low potential)**

6 Ecological Features

6.1.1 The presence of Ecological Features within the Zone of Influence of the Proposed Development, and an evaluation of their importance based on the findings of the Desk Study, extended Phase 1 habitat survey is provided below.

Table 5: Ecological Features and Rationale

Feature	Likelihood of Occurrence	Rationale
Designated Sites – Statutory & Non-Statutory		
Designated sites	Present (within search area)	Given the scale of the Proposed Development, and the lack of likely impacts beyond the Site boundary (in line with a Construction Environmental Management Plan), nearby terrestrial designated sites / priority habitats are sufficiently well separated so that no impacts on their designated features are anticipated because of the works.
Priority habitats		

Open Mosaic – habitat of principal importance (OMPH)	Present - reduced	OMPH habitat was first identified in the 2013 surveys. Natural succession of the habitats has led decrease in the habitats suitability on site to meet the requirements of OMPH habitat. It is considered that the habitat is no longer functioning as OMPH habitat. The habitat still holds value for invertebrates due to the 58 species of invertebrates found in the 2017 surveys however this is likely to have decreased in value from 2017 due to the change in habitat.
Mammals		
Bats	Moderate	Moderate potential features for bats to roost are present throughout the archways both east and west of Braithwaite Street. Limited foraging habitat is present in the south of the site.
Badgers	Negligible	No active setts or field signs were recorded within or adjacent to the Site. The habitats are also considered highly unsuitable for badgers commuting or foraging.
Birds		
Nesting Birds (non-Schedule 1)	High	A wide range of passerine bird species were recorded in the desk study. The habitats could support local assemblages of birds which might use the buildings and vegetation to nest within.
Nesting Birds Schedule 1	Low	Black redstart surveys were undertaken in 2015 and found no signs of breeding back redstarts. The amount of suitable foraging habitat on site has decreased since the last nesting black redstart survey due to natural succession. Suitable nesting locations have remained the same since the 2015 surveys but it is thought that overall the suitability for nesting has decreased due to the decrease in suitable foraging habitat.
Reptiles/Amphibians		
Reptiles	Low	Suitable reptile habitat is present on site in the form of the scrub and grassland habitat. There is limited connectivity around the site to other areas of suitable habitat, so it is thought that the potential for reptiles to be on site is low.
Invertebrates		
Invertebrates	Moderate	Fifty-eight species of invertebrate, including nine noteworthy species were recorded within 2017 surveys.

6.1.2 Based on the findings of the PEA, the following features of ecological importance were either (a) assessed as likely to be absent from the Site, (b) have Negligible nature conservation value; or (c) are not within the Zone of Influence of the Proposed Development.

6.1.3 The following Potential Ecological Features of the Site are therefore not considered further

- Priority Habitats;
- Amphibians
- Badgers;

7 Potential Impacts

7.1 Designated Sites & Priority Habitats

7.1.1 Given the scale of the Proposed Development, and the lack of likely impacts beyond the Site boundary (in line with a Construction Environmental Management Plan), nearby terrestrial designated sites / priority habitats are sufficiently well separated so that no impacts on their designated features are anticipated because of the works.

7.2 Habitats – Open Mosaic

7.2.1 The ecological importance of the terrestrial habitats present within the Site is moderate value and the loss of these habitats would negatively impact the local area. The 'open mosaic habitat on previous developed land' is no longer functioning as this specific habitat type, but it is likely to still hold value for a range of invertebrates. The loss of this habitat would negatively impact local habitats and species.

7.3 Protected / Notable Species

7.3.1 The following section considers the likely impact of the proposals on protected or notable species. This is based on those species for which potentially suitable habitat occurs within or adjacent to the Proposed Development Site. Please refer to Table 3-2 for the definitions of the scale of constraints.

Bats

7.3.2 The archways and tunnels have multiple suitable roosting features and are defined as having a moderate potential to support roosting bats in accordance with the BCT criteria.

7.3.3 The southern area of the site provides foraging and commuting opportunities for bat species.

7.3.4 The loss of both the foraging and roosting features could negatively impact the local bat population.

Nesting birds

7.3.5 Black redstarts were recorded breeding on the site in 2005 and 2006 prior to the Shoreditch Highstreet Overground Station being completed. There are no records of breeding since and the only record of foraging was in 2013. Surveys were complete in 2017 which found no signs of nesting black redstarts. There is some potential nesting features in the form of the wall and in limited areas of archways which provide ledges and crevices for nesting in the southern section of the site. However black redstart requires areas of sparse wasteland vegetation and stony ground for feeding due to natural succession this habitat has mainly been succeeded by dense scrub therefore there is thought to be insufficient foraging habitat to support breeding black redstarts on the site so the site is considered to low potential to support black redstart (previously moderate).

7.3.6 A wide range of passerine bird species were recorded in the desk study and nesting feral pigeons were recorded in the tunnels and archways during the survey. The habitats could support local assemblages of birds which might use the buildings, archways and vegetation to nest within. Removal of vegetation and works on the buildings and archways in the nesting bird season could impact active nests and cause a legal offence. Loss of the dense scrub areas would have the potential to result in the loss of nesting bird habitat.

Reptiles

7.3.7 Suitable reptile habitat is present on site in the form of the scrub and grassland habitat. There is limited connectivity around the site to other areas of suitable habitat, so it is thought that the

potential for reptiles to be on site is low. There is the low potential for a reptile to be harmed during the clearance works.

Invertebrates

7.3.8 Fifty-eight species of invertebrate, including nine noteworthy species were recorded within 2017 surveys. The loss of habitat for these invertebrates could negatively impact the local invertebrate population.

Other mammals

7.3.9 The Site provides some suitable habitat for common mammals, such as red fox (*Vulpes vulpes*) including the inaccessible areas of the archways to the east of Braithwate street when a fox is regularly seen, which red foxes could use as a place of refuge. Common wild mammals, such as red fox, may venture onto the Site during the demolition and construction of the Proposed Development and there is a possibility that they may be killed or injured.

7.3.10 A record of west European hedgehog *(Erinaceus europaeus)* was noted in the desk study. The Site does not offer suitable habitats for hedgehogs. The building refurbishment and construction works are considered unlikely to impact hedgehog populations and have therefore not been considered further within this assessment.

Plants

7.3.11 During the extended Phase 1 habitat survey no native plant species of national importance were present.

Invasive Non Native Species

7.3.12 Japanese knotweed is present on site. The works may lead to the removal of this species benefiting the local habitats however there is the potential without proper management of these works to spread Japanese Knotweed outside of the site, a Schedule 9 offence of the Wildlife and Countryside Act 1981.

8 Compensation & Recommendations

8.1 Bats

8.1.1 Two bat emergence surveys and static bat surveys were undertaken to confirm presence / absence of roosting bat on the site. Should roosting bats be identified, then surveys will confirm the species of bat using the areas on site and will aim to characterise the nature of the roost(s) and required mitigation will be provided in line with the species and type of roost found. The details of which will be within the bat survey report (Schofield Lothian 2022).

8.1.2 Due to the nature of the redevelopment proposals the area will also be assessed as a resource to bats. Any commuting routes or foraging areas will be assessed during surveys to understand how bats utilise the sites.

8.2 Nesting birds

8.2.1 All birds, their active nests and eggs are protected from harm under the WCA. This legislation makes it an offence to kill, injure or take any wild bird or to take, damage or destroy the nest of any wild bird while that nest is in use or being built. An offence could therefore occur during clearance and refurbishment work on the Site.

8.2.2 The buildings and vegetation could support nesting birds. To ensure legal compliance, clearance of habitat suitable for nesting birds (all vegetation and buildings) should be undertaken outside the nesting bird season (i.e. between October and February inclusive). However, should this not be practical, the following measures must be adhered to:

- Works must be undertaken in line with a Precautionary Working Method Statement (PWMS);
- Prior to clearance, an ecologist should carry out a nesting bird inspection of areas to be cleared;
- Should any active birds' nests be found, the work may not take place within an appropriate established buffer zone (usually 5m), which should be left intact until it has been confirmed that the young have fledged, and the nest(s) is no longer in use.

8.3 Reptiles

8.3.1 A toolbox talk should be given to the contractors carry out the removal of the scrub and grassland habitats which covers the identification of reptiles and details what to do if a reptile is found during the works. Where possible reptiles will be left to move away by themselves, and clearance works of suitable hibernation habitats (log pile, brash piles and dense scrub) should be done outside of the reptile hibernation period (November to April weather dependent).

8.4 Invertebrates

8.4.1 Whilst the OMHPDL habitat is no longer fully functioning the habitat still holds value for invertebrates, so it is recommended that the habitats on site are removed in phases, with the final area of habitat only removed once new permanent OMHPDL habitat has been created on site. Management of temporary habitat areas on the site through the limitation of the scrub and temporary installation of log piles and additional rubble piles could improve its value for invertebrates, increasing its carrying capacity for certain species whilst the permeant habitat is being created.

8.4.2 Green intensive roofs and brown roofs could be considered to provide habitat for both invertebrates and birds.

8.4.3 Green and brown roofs should include small stone and log piles. These dry areas can warm up quickly and will benefit a wide variety of species such as butterflies, bees and wasps (Mining

bees and Solitary wasps), beetles and spiders. Bee banks could be created which are particularly beneficial for solitary bees and wasps to dig nest burrows into. These can easily be created by using sand to create mounds which are south facing so that they receive the most sunshine throughout the day.

8.4.4 Vegetation arisings from the maintenance of planted areas could be placed in small piles on the green roof areas to provide overwintering habitat for invertebrates

8.5 Wild mammals

8.5.1 All wild mammals, including red fox, are protected by the Wild Mammals (Protection) Act 1996 which makes it an offence to intentionally cause any wild mammal unnecessary suffering by certain methods. Common wild mammals, such as red fox, may venture onto the Site during the refurbishment and construction of the Proposed Development.

8.5.2 To avoid an offence, measures should be employed during the construction phase, including the covering of all deep holes and trenches overnight and/or the provision of planked escape routes for any wildlife that may fall in. In addition, any liquids held on-Site should be stored in a secure lock-up. These measures should be implemented through a Demolition and Construction Method Statement (DCMS) or similar. Hoarding around the perimeter of the Site should also minimise the likelihood of any wild mammals gaining access to the Site.

8.6 Non-native Invasive Species

8.6.1 Japanese knotweed is listed under the Wildlife and Countryside Act 1981 (as amended) Schedule 9 Part II. Section 14 prohibits planting in the wild of plants listed in Part II of Schedule 9, or otherwise causing the plants to grow there. To prevent the spreading of Japanese Knotweed, the stems should be removed and all soil arisings within the buffer zone of the stands should be treated as contaminated as they may contain rhizomes.

8.6.2 A biosecurity section of the habitat management plan will detail the working methods. Which may include measures such as:

- Seven metre buffer zone to be left around each stand of Japanese Knotweed;
- Toolbox talk or ECoW supervision when clearing the scrub to aid identification of the stands which are scattered throughout;
- Cleaning stations at designated entry/ exit points to the buffer zone;
- Staff members to be made aware of the locations of Japanese Knotweed and the necessary precautions to prevent spread;
- No plant, equipment or personnel should leave the infested area without ensuring all mud and/or plant material has been removed from vehicles, equipment and clothing;
- Ground disruptive works should be carried out as far away from visible above ground Japanese Knotweed as possible;
- Any soil from the buffer zone should be considered to potentially contain Japanese Knotweed material.
- An ECoW or suitably qualified person should supervise the removal and management of the invasive species.

8.7 Habitat Management Plan

8.7.1 A Habitat Management Plan / Landscape Management Plan should be developed for the Site. The aim of the plan would be to facilitate the appropriate maintenance of landscaped areas and to provide replacement planting, as necessary. The plan would also outline proposed management measures to maintain the ecological value of any new habitats created, such as biodiverse roof(s) and areas of new planting.

9 Enhancements

9.1.1 Planning policy at the national and local level and strategic biodiversity partnerships encourage inclusion of ecological enhancements in development projects. Ecological enhancements can also contribute to green infrastructure and ecosystem services such as storm water attenuation and reducing the urban heat island effect. The following measures would be suitable for integration into the Proposed Development site's design.

Native tree and scrub planting

9.1.2 It is recommended that native trees and scrub species are included within any landscaping to enhance the site.

9.1.3 To mitigate any loss of OHMPDL it is recommended that areas of open mosaic habitat, mimicking the brownfield conditions that were present within the south of site in earlier years, is created during the early phases of the development. These areas should include a range of characteristics such as sparsely vegetated gravels and topographic variation, which support habitat features including seasonal pools, scrub, tall ruderals, herb-rich short sward grassland and moss cover. The habitat should be designed using resources including Buglife's 'Identifying open mosaic habitat'12, which illustrates the composition required for creating successful open mosaic habitat, which provide benefit to a range of wildlife.

9.1.4 It is recommended wildlife planting should be integral to the soft landscape plans and should include native species and/or species of recognised wildlife value. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds and mammals and continue to accommodate those already utilising the site. Where possible, larger shrubs should be under-planted to create greater structure and cover for wildlife. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre.

Good horticultural practice

9.1.5 Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants with local provenance and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Installation of Green and Brown Roofs

9.1.6 It is recommended that green roofs containing intensive planting and brown roofs are provided on the refurbished buildings. To maximise biodiversity, this should comprise of the intensive

planting of a range of native grasses and flowering plants. This would provide habitat for birds and invertebrates and would represent a valuable ecological enhancement. This should ideally only be accessible for maintenance purposes, to minimise disturbance to wildlife. If the roof terraces are to be open to the public, it is recommended that the intensive planting is kept off walking routes to avoid disturbance.

9.1.7 Other features could be installed on an intensive green roof terrace, to enhance its ecological value. A bird bath and bird feeders could be provided, to provide washing and feeding opportunities for birds. Stone or log piles would also provide shelter for a variety of invertebrates. An insect house could also be installed. Brown roof terraces should include pebble and boulder areas to create contoured habitat for black redstarts. This should only be used on areas not open to the public to limit disturbance.

Provision of wildlife boxes

9.1.8 Bird boxes could be installed within the tree planting on the ground and on the roof amongst the intense green roof terraces. Swift boxes would be advised for the intense green roof terraces as swifts can fly up to 10,000 feet.

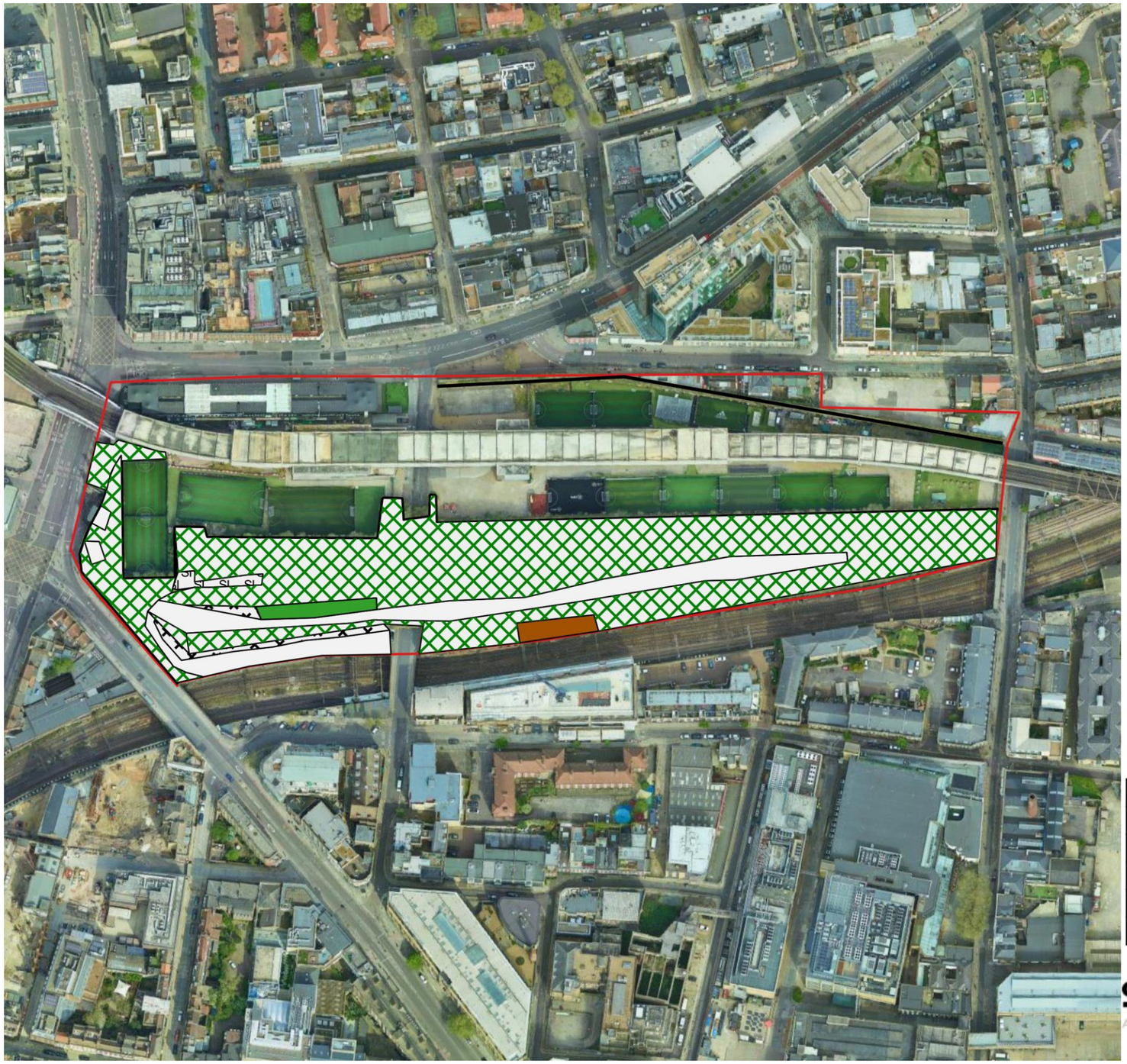
9.1.9 Insect houses can be installed both within the ground level intensive planting and on the intense green roof terraces.

9.1.10 Bird boxes should be installed on the refurbished buildings, to provide roosting habitat for bats and nesting habitat for birds, respectively. These could be installed onto or within the walls or on the roof of the buildings.

9.1.11 Bird boxes should be installed with different sized holes (including both 32mm and 26mm diameter) to cater for different species, including notable species that could occur on the site. This should include nest boxes for house sparrow on the proposed buildings, such as the Schwegler 1SP Sparrow Terrace. A further suggestion is the Schwegler No 24 Brick Box and Schwegler 1B Bird Box, including both 32mm and 26mm diameter holes. These boxes should also be located adjacent to any landscaped areas, at least 3m above the ground and facing southeast to north, to avoid direct sunlight and the heaviest rain.

9.1.12 Small, open fronted bird boxes could be attached to the underside of the ledges or terraces on in order to provide nesting space for black redstarts and other birds such as robin.

Appendix A Phase 1 Habitat Survey Map



Phase 1 habitat Map

- A2.1 - Scrub - dense/continuous
- B6 - Poor semi-improved grassland
- C1.1 - Bracken - continuous
- J1.3 - Cultivated/disturbed land - ephemeral/short perennial
- J3.6 - Buildings
- J4 - Bare ground
- J5 - Hardstanding
- Scattered Trees
- Wall
- Red Line Boundary

0 25 50 m

Client	Temple
Project	TEM002
Title	Phase 1 habitat map
Reference	Figure 1
Drawn	JM
Date	06/09/2022

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Appendix B Relevant Legislation

B.1 The Conservation of Habitats and Species Regulations 2017

B.1.1 The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

B.1.2 Under the Regulations, competent authorities i.e. government departments and public bodies, have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive. The Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively) to the European Commission. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs) classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites form a network termed Natura 2000. The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation. The Regulations also provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. When considering potentially damaging operations, the precautionary principle applies i.e. consent cannot be given unless it is ascertained that there will be no adverse effect on the integrity of the site.

B.1.3 The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a few purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

B.2 The Wildlife and Countryside Act (WCA) 1981 (as amended)

B.2.1 The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Habitat Regulations 2010 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

B.2.2 Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species. All relevant species-specific legislation is detailed later in this Appendix.

B.2.3 Schedule 1 – Part 1 relates to birds and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an ‘active’ nest. Schedule 1 – Part 2 relates to birds afforded

special protection during the close season which is 1 February to 31 August (21 February to 31 August below high-water mark), but which may be killed or taken outside this period.

B.3 The Countryside and Rights of Way (CRoW) Act 2000

B.3.1 The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife.

B.3.2 Legislation detailed in the WCA places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

B.4 The Natural Environment and Rural Communities (NERC) Act 2006

B.4.1 Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists superseded Section 74 of the CRoW Act 2000.

B.5 UK Biodiversity Action Plan

B.5.1 The United Kingdom Biodiversity Action Plan (UK BAP), first published in 1994 and updated in 2007, was a government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UK BAP contained a list of priority habitats and species of conservation concern in the UK and outlined biodiversity initiatives designed to enhance their conservation status. Lists of Broad and Local habitats were also included. The priority habitats and species correlated with those listed on Section 41 and 42 of the NERC Act.

B.5.2 The UK BAP required that conservation of biodiversity be addressed at a County level through the production of Local BAPs. These were complementary to the UK BAP, however, were targeted towards species of conservation concern characteristic of each area. In addition, several local authorities and large organisations have produced their own BAPs.

B.6 Species and Habitats of Material Consideration for Planning in England

B.6.1 In 2011, the government published the ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ to replace the previous England Biodiversity Strategy. In 2012 the UK BAP was replaced by the UK Post-2010 Biodiversity Framework.

B.6.2 Previous planning policy (and some supporting guidance which is still current, e.g. ODPM Circular 06/2005, now under revision), refers to UK BAP habitats and species as being a material consideration in the planning process. Equally many local plans refer to BAP priority habitats and species. Both remain as material considerations in the planning process, but such habitats and species are now described as Species and Habitats of Principal Importance for Conservation in England, or simply priority habitats and priority species under the UK Post-2010 Biodiversity Framework. The list of habitats and species remains unchanged and is still derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. As was previously the case when it was a BAP priority species hen harrier continues to be regarded as a priority species although it does not appear on the Section 41 list.

B.7 Birds of Conservation Concern 4: the Red List for Birds

B.7.1 Birds of Conservation Concern 4: the Red List for Birds was published in December 2015.

B.7.2 Commonly referred to as the UK Red List for birds, this is the fourth review of the status of birds in the UK, Channel Islands and Isle of Man, and updates the last assessment in 2009. Using standardised criteria, 244 species with breeding, passage or wintering populations in the UK were assessed by experts from a range of bird NGOs and assigned to the Red, Amber or Green lists of conservation concern.

B.8 Protection of Badgers Act 1992

B.8.1 Under the Protection of Badgers Act 1992, it is an offence to disturb a badger in its sett or damage, destroy or obstruct access to a badger sett. If the proposed work will involve works coming within 30m of an active badger sett Natural England's standing advice will need to be consulted and a mitigation plan drawn up. After which a licence will need to be applied for from Natural England to undertake any works. It should be noted that badgers cannot be captured and moved purely for development purposes.

Appendix C About Schofield Lothian

C.1.1 Schofield Lothian is an infrastructure consultancy delivering added value professional services to Clients.

C.1.2 Combining over 40 years of expertise in infrastructure with Assystem's 'Engineering Powered by Digital' approach for truly unparalleled added value professional services

C.1.3 We have in-depth expertise in these service areas:

- Consents & Engagement Services
- Environment & Sustainability Services
- Project Management Services
- Commercial Management Services (Quantity Surveying, Estimating & Contracts)

C.1.4 Our customised Client Teams bring Client's expertise and experience to deliver an effective and sustainable solution for your project (via secondment, service teams or advisory).

C.1.5 Through our values we have a vibrant and successful company, where people can thrive, and Clients prosper.

C.1.6 We believe passionately in delivering added value through a collaborative approach and have the flexibility to respond quickly to facilitate the client's requirements.

C.2 Values

C.2.1 Our values are part of our DNA. They guide the way we work with each other, with our clients, and within our communities. Our values are:

- Honesty – we tell the truth, we will be sincere and fair
- Respect – we show regard and consideration for the opinions of other
- Integrity & Trust – we demonstrate strong moral principles and are trustworthy
- Collaboration – we work to achieve shared goals
- Accountable – we are accountable and responsible for our actions and results

C.2.2 Through these values we have a vibrant and successful company where people can thrive, and clients prosper. They define our culture.

C.3 Accreditations

C.3.1 Quality processes are very important to us especially in delivering our professional services to Clients. In addition to our in-house Business System (SBS), which outlines the processes and procedures within the company, we are accredited to these international recognised standards:

- ISO 9001 Quality Management System
- ISO 14001 Environmental Management System
- BS OHSAS 18001 Health & Safety Management System
- IIP Investors in People

C.3.2 We are also accredited to the following industry standards: RISQS Railway Industry Supplier Qualification Scheme, UDVB Utilities and ConstructionOnline.

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