



Ecological Enhancement Strategy

Watts Close, London, N15 5DW.

Document Version/Ref	Date	Author
Draft Report	13/09/22	Tom Haley
Final Report	20/09/22	Tom Haley

Purpose of this document

- 1.1 This Ecological Enhancement Strategy outlines the ways in which the proposed development at Watts Close, London, N15 5DW will seek to enhance the biodiversity value of the site and the surrounding area.

Site background

- 1.2 The site is located in Haringey, London and comprises 11 terraced bungalows each side of Watts Close, associated residential gardens and hard standing. There is also a community centre adjacent to an area of amenity grassland with scattered trees to the east of the site. The extended landscape is dominated by residential development, with a small recreational park located to the east of the site, beyond this is a railway line and the Seven Sisters railway station to the east.
- 1.3 The proposed development is due to result in the loss of grassland habitat to the northeast of the site. 11 residential dwellings and subsequent garden, some of which containing scattered trees and patches of scrub.
- 1.4 The site completed a Preliminary Ecological Assessment (PEA) in November 2020 and subsequent bat surveys were completed in September 2021
- 1.5 During the surveys of the 11 buildings a soprano pipistrelle bat was seen emerging from one of the buildings. A Natural England licence will be required to destroy the bat roost and mitigation for this is not considered enhancements, therefore any roosting features as part of mitigation will not be included in this report.
- 1.6 The central grid reference for the site is TQ 33320 88961. The surveyed site covers approximately 0.4 hectares.

Condition 7 (Biodiversity)

- 1.7 This report is in relation to Condition 7 (Biodiversity) as part of planning application for Watts close. The condition is:
- a) **Prior to above grounds works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.**
 - b) **Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards. Development shall accord with the details as approved and retained for the lifetime of the development**

Opportunities for Ecological Enhancement

- 1.8 There are various opportunities for ecological enhancement within the site. As such, the following opportunities for ecological enhancement have been identified:
- Bat, bird and invertebrate boxes (various locations)
 - Hedgehog Boxes and hedgehog friendly fencing
 - Grassland planting
- 1.9 The ecological enhancements detailed in this document are intended to maximise the ecology of the site itself and surrounding landscape. Appendix 1 shows the proposed landscaping plan and locations of ecological enhancements detailed below.

Birds

Enhancements: House sparrow nest boxes

- 1.10 The house sparrow (*Passer domesticus*) is an iconic species whose populations have faced steep declines in recent decades. 'Sparrow terraces' are available which can accommodate multiple nests. To provide ongoing opportunities for nesting house sparrows within the site, **three sparrow terraces**. Boxes should ideally be installed between 2 and 5 m above ground and 3-5 m apart, preferably avoiding areas that are exposed to strong sunlight or prevailing winds. Siting boxes close to vegetation is

helpful for young birds taking their first flights. The recommended model is shown below. Alternatives may be used if approved by an ecologist. Proposed locations are shown on the landscaping plan.



Ecological Protection Measures

- 1.11 Any vegetation clearance and demolition of buildings should be undertaken outside of the bird breeding season (March to August inclusive), to avoid damage to nesting birds. All works undertaken during the breeding season will require a nesting bird check to be carried out by a suitably qualified ecologist immediately prior to any clearance works commencing. If evidence of nesting is observed, a buffer zone will need to be set up around the nest, the size of which will be dependent upon the species nesting. The ecologist will monitor the nest to confirm when any young have fledged, following which vegetation clearance or demolition works can proceed.

Bats

Enhancements: Bat boxes

- 1.12 Bat boxes are artificial roosts designed to provide bats with alternative resting places or to encourage bats into areas where there are few existing suitable roost sites. To provide new opportunities for roosting bats within the site, a minimum of **two bat boxes** will be installed on the new structures, this is not inclusive of any bat boxes recommended as part of the bat license mitigation. The proposed locations of the boxes are shown on the landscape plan. Bat boxes should be located to avoid artificial lighting. The boxes will be placed at least 3 m above the ground. Recommended models are shown below. Alternatives may be used if approved by an ecologist. Recommended locations are shown on the landscaping plan.

Beaumaris Bat Box	Chillon Woodstone Bat Box
	

Ecological Protection Measures

- 1.13 A Soprano pipistrelle was seen emerging from Bungalow 11 during the nocturnal surveys on the 18th August, 2021. A Natural England mitigation licence will be needed to proceed with the removal of the bat roost and demolition of the building. In order to obtain a licence updated surveys from the most recent bat season will be needed.

- 1.14 The initial potential bat roost assessment was completed as part of the PEA in November 2020. In order to confirm the status of the buildings has not changed an updated potential bat roost assessment may be needed, this may also be required as part of the licence application and can be combined with any updated nocturnal surveys and will need to be completed prior to demolition of all buildings.
- 1.15 A sensitive lighting strategy has been outlined in the PEA and should be adhered to. Full details below:

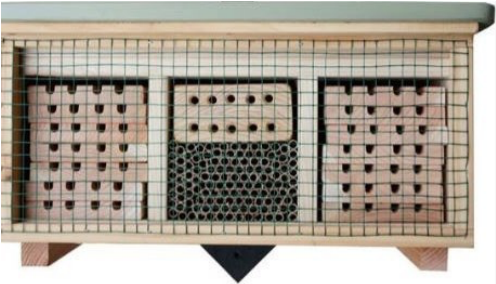
A Sensitive Lighting Strategy should be implemented to minimise light spill from the scheme on to retained semi-mature and mature trees within and adjacent to the site, which provide potential bat roosting, foraging and commuting habitat. The Sensitive Lighting Strategy will benefit bats and other nocturnal and crepuscular species. The Sensitive Lighting Strategy will address four key design principles:

- Use of unnecessary lighting will be avoided.
- Spatial spread of lighting – The horizontal and vertical spread of artificial light will be minimised and take into account both primary and reflected light sources. Directional lighting can be achieved through the use of LED bulbs and by angle and orientation of beam. Use of a cowl, louvre or other light shield could also be implemented if required.
- Variable lighting regime – Timers will be used to ensure that overall illumination is reduced during core night-time hours.
- Intensity and colour of lighting – Light intensity will be as low as possible whilst meeting the objectives of the intended function. Light sources selected will emit zero ultra-violet light wherever possible.

Invertebrate

Enhancements: Invertebrate

- 1.16 In order to provide additional habitat for invertebrates to shelter, over-winter or nest in, **two** invertebrate boxes will be installed within the site. Recommended models are shown below. Alternatives may be used if approved by an ecologist. Recommended locations are shown on the landscaping plan

Insect Tower	Conservation Solitary Beehive
	

Hedgehog

Enhancements: Hedgehog Hibernation Box

- 1.17 The proposed landscaping is due to retain habitat suitable for hedgehogs. To further enhance the site for hedgehogs, **one hedgehog hibernation box** will be placed amongst dense vegetation in the north-eastern corner of the site near the proposed bike store (see landscape plan for recommended location). The dome will provide a suitable shelter for breeding and hibernation. The recommended model is shown below. Alternatives may be used if approved by an ecologist.
- 1.18 Gaps or purpose-built hedgehog gates can be used to allow hedgehogs movement through gardens

Recommended Model: Schwegler Hedgehog Dome,



F

Ecological Protective Measures

- 1.19 A Reasonable Avoidance Measures Method Statement (RAMMS) is implemented during site clearance and construction works to prevent harm to hedgehog if present within the site.
- 1.20 During the site clearance works, consideration should be given to chipping or composting vegetation for re-use on the new habitats on site, or creation of brash piles on the periphery of the site as a further aid to increasing

Additional habitat features

Tree and shrub planting

- 1.21 The existing trees along the northern and southern boundary of the site will be retained and protected during construction.
- 1.22 Tree and shrub planting is included within the landscape scheme, particularly in communal garden and the southern section of amenity,
- 1.23 Shrub planting should include a variety of species found on the Royal Horticultural Society's 'Plants for Pollinators' lists, such as lavender (*Lavandula* species), heather (*Calluna vulgaris*), common box (*Buxus sempervirens*), common hawthorn (*Crataegus monogyna*), bell heather (*Erica cinerea*), blackthorn (*Prunus spinosa*), knapweeds (*Centaurea* species), guelder rose (*Viburnum opulus*), barberry (*Berberis species*) and honeysuckle (*Lonicera peridymenum*).
- 1.24 Native tree species such as hazel (*Corylus avellana*), rowan (*Sorbus aucuparia*), crab apple (*Malus sylvestris* sens.str), elder (*Sambucus nigra*), field maple (*Acer campestre*), holly (*Ilex aquifolium*) and English oak (*Quercus robur*) can be used to provide known benefit to wildlife.

Mown Grass and Amenity Planted edges

- 1.25 The proposed landscaping scheme includes areas of amenity space with fobbed access. These areas will be seeded with a biodiverse lawn/turf mix to provide opportunities for pollinating invertebrates. Areas of longer, informal grassland on the planted edges can also offer shelter for reptiles, amphibians and small mammals.

Condition 7b

- 1.26 Prior to occupation of development a site walkover will be undertaken to confirm placement of enhancements and protective measures. Photographic evidence of all enhancements will be submitted in accordance with condition 7b.

Appendix 1 – Proposed Landscaping Scheme

