

**30-36 Clarendon Road
Haringey
E8 0DJ**

Preliminary Ecological Appraisal

October 2022

FINAL

Produced by
*Ecology and Land
Management*
For
Paul Simon Homes



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Summary

Background

The application site comprises land at 30-36 Clarendon Road, Haringey with associated buildings, trees and shrubs. The site is located within dense urban conurbation of Haringey. The site is located off Clarendon Road, North London bordered by the A504 to the south and the B138 to the east. At the time of the survey the area proposed for development comprises with building of Jessica Buttons factory and Destiny Haven Nursery & Preschool.

Archaeology

The application site is not within a site of archaeological importance.

Listed Buildings

There are no Grade II listed buildings within the application site.

Designations

A biological records search from GiGL shows that the site is not designed for its nature conservation value. There are no statutory designed sites of European or National importance within 1km of the site and one LNR (Alexandra Palace and Park). There are six non-statutory designated sites within 1km of the site. The nearest is New River, a Site of Metropolitan Importance (M098), a top tier SINC (Site of Importance for Nature Conservation), which is approximately 200m west of the site. A Green Chain habitat is located 50m west of the site. Information from Magic.gov.uk shows that the site lies within an SSSI Impact Risk Zone.

Habitats

The site comprises building, trees, shrubs and ruderal vegetation.

Protected Species

Records from Greenspace Information for Greater London were obtained. The site has low potential to support protected species. Further survey work is not considered necessary.

Birds

There is limited habitat for nesting birds. Further survey work is not considered necessary. However, **there should be no vegetation clearance during the bird breeding season.**

Bats

Jessica Buttons factory building and nursery has negligible potential for roosting bats. There are trees on the boundary of the site. Trees have negligible bat roost potential. Further survey is not considered necessary recommended.

Reptiles

Available habitat offers negligible opportunities for reptiles. Further survey work for reptiles is not considered necessary.

Amphibians

There are no known ponds within 500m of the application site. The proposed development is unlikely to impact the local conservation status of great crested newt or other widespread amphibian species. Further survey work is not considered necessary.

Badgers

There is no evidence of badger setts within the proposed site. No burrow entrances were observed on site. Further survey work is not considered necessary.

Dormice

Habitat within the site is considered unsuitable for dormouse. Additional survey work for dormice is not considered necessary.

Water vole

There are no waterbodies located within the proposed development area suitable for water vole. Additional survey work for water vole is not considered necessary.

Invertebrates

Available habitat within the proposed site offers limited opportunities for notable and scarce invertebrate species. Stag beetle may inhabit deadwood. Additional survey work is not considered necessary. However, **where trees are to be felled the presence of stag beetle should be investigated.**

Other Considerations

Hedgehog are likely to be present within the gardens and adjacent garden areas.

Consideration should be given to hedgehogs and where they are found during works they should be moved to a secure site nearby. It is advised that the proposed landscape design should ensure that hedgehogs can move within the site and into surrounding areas without physical barriers.

On the basis of the site assessment it is not expected that other protected species will be present on the site. Should new evidence be found this assessment would require updating.

Outline biodiversity enhancement has been proposed for the site to include habitat for birds, bats and invertebrates.

This report has been prepared for the titled project and should not be relied upon or used for any other project without written consent by the author.

This report is considered valid for a period of 12 months from the date of the survey (15th October 2022) unless there are significant changes to habitats on site.

Site Name: 30-36 Clarendon Road, Haringey - the site; Fig. 1

Grid Reference: TQ30928954

County: Greater London

Planning Authority: Haringey Council

Natural Character Area: Inner London

Client: Paul Simon Homes

Proposed Disturbance: Proposed demolition of existing building and construction of 11 storey residential tower block with residential amenity space

Survey Request: Preliminary Ecological Appraisal

Surveyor: Henriette Westergaard, MSc, BSc (Hons), MCIEEM, CMLI, CEnv

For and on behalf of Ecology & Land Management

Assessment Period: October 2022

Limitations

Protected species surveys were not part of this assessment. Instead a preliminary assessment of likely presence of species on the proposed site have been made.

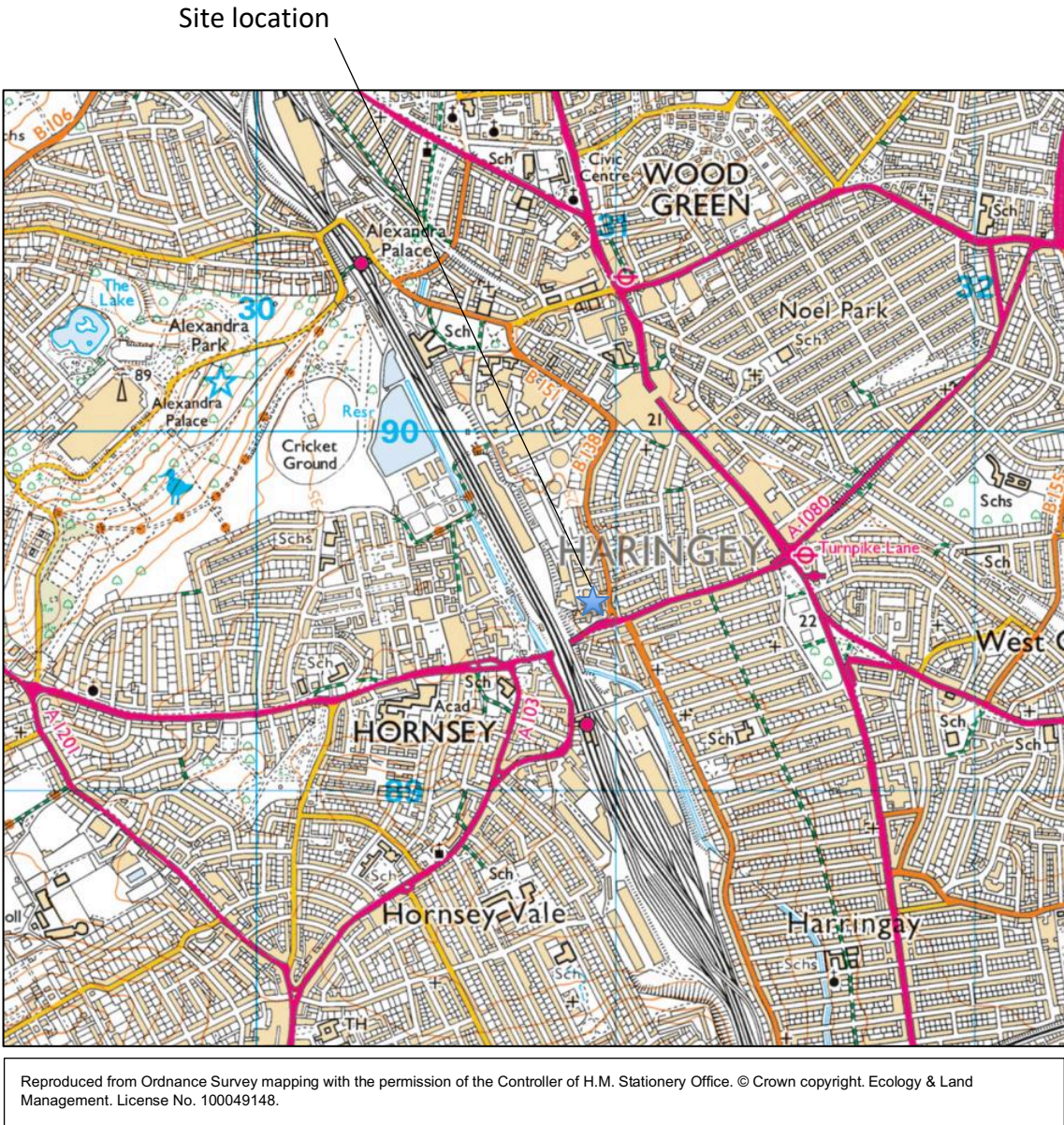
Where relevant information may require updating where new information becomes available (such as ponds not previously known to be present or records of protected species nearby).

Information within this report is valid for a maximum period of one year from the date of the report.

Section 1 - Introduction

- 1.1 Ecology and Land Management were commissioned by Paul Simon Homes to undertake a Preliminary Ecological Appraisal of land associated with the proposed development 30-36 Clarendon Road, Haringey. The proposals include demolition of existing building and construction of 11 storey residential building with residential amenity space and creation of a public and residential amenity space.
- 1.2 This report is required in response to guidance notes set out by the local council to ensure that adequate ecological information accompanies the planning application for the proposed development. The findings of this study have informed, where necessary the design and layout of the proposed development.
- 1.3 The aims of the preliminary ecological appraisal are:
- to identify the ecological habitats at the study site, and potential for protected species,
 - to provide recommendations for further protected and notable species surveys as necessary,
 - to identify significant features for retention and protection, where possible or appropriate,
 - to identify features for enhancement, and where possible
 - to provide outline recommendations for mitigation and/or compensation where relevant.
- 1.4 The appraisal included undertaking a desk study and preliminary ecological appraisal. The findings have been reviewed in light of relevant legislation, planning policy and biodiversity contextual information. The key findings and recommendations are set out in Section 6.
- 1.5 Assessment of biological records data is recommended as part of the overall assessment of protected species and habitats within close vicinity to the site. Biological records have been obtained from the local records centre. In addition, biological data has been assessed from National Biodiversity Atlas and the Multi-Agency Government Information Centre (MAGIC).

Figure 1 – Site Location
NTS



Section 2 - Methodology

Desk Study

- 2.1 This section summarises the methodology used in undertaking the appraisal, which included a desk study and Extended Phase 1 Survey (based on JNCC, 2010 guidance) with reference to the Preliminary Ecological Appraisal guidance (CIEEM, 2017).
- 2.2 The desk study is an important element of undertaking an initial ecological appraisal of a site proposed for development, since it enables the initial collation and review of contextual information such as designated sites together with known records of protected and priority species.
- 2.3 In order to compile information on the site and immediate surroundings a search for relevant background information such as: biological records, history, planning designations, current and past management was undertaken.
- 2.4 The desk study involved collating relevant information from organisations, websites and documents including:-
 - i) Multi-Agency Government Information Centre (MAGIC).
 - ii) National Biodiversity Network Atlas.
 - iii) London and UK Biodiversity Action Plans.
 - iv) Haringey Biodiversity Action Plan 2009.
 - v) The London Plan 2021.
 - vi) Haringey Local Plan 2013-2026.
- 2.5 A search of the Multi-Agency Government Information Centre (MAGIC) website was undertaken to identify statutory designations within 5km for European sites and 2km for UK sites. The nbn (National Biodiversity Network) Gateway website was searched for information on protected species in the Ordnance Survey 10km Grid Square TQ38. Pond presence has been assessed using OS base map 1:25,000 as well as Google Earth.
- 2.6 Haringey and UK Biodiversity Action Plans were consulted and their relevance to the site outlined, where relevant.

Preliminary Ecological Appraisal

- 2.7 The survey technique adopted for the habitat assessment is at a level intermediate between the standard Phase 1 Survey technique, based on habitat mapping and description, and a Phase 2 survey, based on detailed habitat and species surveys. The survey technique is commonly known as an extended Phase 1 Survey.
- 2.8 The survey is adapted from the guidelines referenced in the Handbook for Phase 1 Habitat Survey - A Technique for Environmental Audit (JNCC. 2010). The site is walked initially to assess the overall habitat types. The extent of each habitat is then recorded and compared to the surrounding area to demonstrate the status of each habitat type. Subsequently, a preliminary assessment is made of the floristic composition of each habitat indicating rarity, where appropriate. Overall, the survey provides an evaluation of wildlife interest and

conservation priority. It should be noted that the survey is based principally on vegetation, although habitats on site are searched for obvious signs of faunal activity and an assessment is made of their potential to support protected species.

- 2.9 The survey has also been compared to the UK Habitat Classification (UKHab P) v. 1.1 (2020), where applicable (See Appendix II). This assessment method allows categorization of habitats at different levels using primary and secondary codes. Each area is assigned a UKHab at appropriate level. The evaluation allows certain comparisons to UK priority habitat and/or Annex I habitat types.

Preliminary bat roost assessment

- 2.10 The assessment was carried on using standard guidance and best practice methodology outlined in the Bat Workers Manual (Mitchell-Jones & McLeish, 2004), the Bat Mitigation Guidelines (English Nature, 2004) and Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2016). Table 1 below details the specific categories for bat potential against the features within buildings and trees in addition to habitat features that signify a specific quality for foraging bats. The assessment classifications within this report have been made in accordance to these criteria. Table 1- Criteria for the Classification of Buildings, Trees and Habitat for Bats (BCT 2016).

Suitability	Description of Roosting habitats	Commuting and foraging habitats
Negligible	There are no potential features that have the potential to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation) A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats for example, a fragmented hedgerow or un-vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

Suitability	Description of Roosting habitats	Commuting and foraging habitats
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.
Moderate cont.	habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses.

Evaluation

- 2.11 The evaluation process used in this report follows broadly the guidance on Guidelines for Preliminary Ecological Appraisal developed by the Institute of Ecology and Environmental Management (CIEEM guidelines, December 2017). Habitats present within the site have been assigned ecological values on a scale between international and local (immediate zone of influence). Values do not take account of economic values or ecological resources; they are based entirely on the innate value of the flora, fauna and habitats in terms of the conservation of the genetic resource. See Appendix I.
- 2.12 The value of areas of habitats and species has been measured against published selection criteria where possible. A level of importance has been assigned to the key ecological features, which occur at the site. In those instances where the potential presence of scheduled or protected species has been identified, a preliminary value is attributed based on a prediction of population size.

Section 3 - Legislation, Planning Policy

Legislation and Policy

- 3.1 This section sets out the relevant legal, planning policy and biodiversity context of the Site and proposed development. The occurrence of species, which are specifically protected by law or otherwise listed as threatened, although not necessarily strictly rare, can also be helpful in establishing the conservation value of sites. A number of habitats and species in the UK receive varying levels of statutory protection under several elements of legislation. The principle mechanism for the legislative protection of wildlife in Britain is shown in Table 1.

Legislation	Species and Habitats
<i>International</i>	
Bern Convention 1979	Protects important populations of listed species and their habitats. Aims to conserve wild flora and fauna and their natural habitats.
IUCN (Red List)	The world conservation unit assesses the conservation status of species, sub-species and varieties.
<i>European</i>	
Council Directive 92/43/EEC on the Conservation of Natural Habitat, Wild Fauna and Flora	This is implemented in the UK by the Conservation of Habitats and Species Regulations or Habitat Regulations, 2010.
Birds Directive 1979	This provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. In England the Birds Directive is implemented through the WCA, 1981 and the Habitat Regulations, 2010.
<i>UK</i>	
Wildlife & Countryside Act, 1981 (Schedules 1, 5, and 8) and amendments	Protection of wild plants, animals and habitats in the UK.

Legislation	Species and Habitats
Government Circular 06/05	Protected species are also covered by the requirements of the Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
NERC Act 2006	Section 41 of the Act requires the Secretary of State to publish a list of habitat and species, which are of principal importance for the conservation of biodiversity in England. This list has been drawn up in consultation with Natural England and forms the basis of the UK Biodiversity Action Plan.
The CroW Act, 2000	This piece of legislation provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB).
The Hedgerow Regulations, 1997	Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. The local planning authority is also the enforcement body for offences created by the Regulations. Local planning authority permission is normally required before removing hedges that are at least 20 meters (66 feet) in length, more than 30 years old and contain certain plant species. The authority will assess the importance of the hedgerow using criteria set out in the regulations.

Table 1 – Principle legislative mechanism for wildlife protection in the UK.

Below is a table illustrating how particular biological groups are protected by legislation.

Table 2

Biological Groups	Relevant Legislation
Flora	A number of plant species are protected under Section 13 of the amended 1998 Wildlife & Countryside Act, 1981. It is an offence to intentionally pick, uproot or destroy any wild plant listed in Schedule 8 of the Act. The list includes both higher plants such as rare orchids and lower plants such as lichens and mosses.
Bats	All species of bat in Britain and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010 and under Section 9 of the Wildlife and Countryside Act, 1981 (WCA). It is an offence for anyone to intentionally kill, injure or handle a bat, to possess a bat (whether live or dead), deliberately disturb a roosting bat, or sell or offer a bat for sale, without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. All bat species in Britain are protected under the Wildlife and Countryside Act 1981 through inclusion on Schedule 5. They are also protected under the Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2. On 1 st April 2010, these Regulations, together with subsequent amendments, were consolidated into the Conservation of Habitats and Species Regulations 2010. European protected animal species and their breeding sites or resting places are protected under Regulation 39. Since August 2007, building development that affects bats or their roosts needs a Protected Species Licence under The Conservation (Natural Habitats &c.) (Amendment) Regulations 2007 administered in England by Natural England.
Birds	All wild birds (birds in a wild state resident or visiting Great Britain) and their nests and eggs are protected under the WCA, 1981. Particular emphasis is given to the protection of breeding birds. With certain exceptions, it is an offence to intentionally kill, injure or take wild birds, take, damage or destroy the nest of wild birds while in use or being built, take or destroy the eggs of wild birds, disturb wild birds listed in Schedule 1 when nest building or at a nest containing eggs or young or disturb dependent young of wild birds.
Badgers	Badgers and their setts are protected by the Protection of Badgers Act, 1992. It makes it illegal to kill, injure or take badgers or to interfere with a badger sett or any part of a sett. The term 'badger sett' is normally understood to mean the system of tunnels and chambers in which badgers live and their entrances and immediate surrounds. The 1992 Act specifically defines a sett as "any structure or place, which displays signs indicating current use by badger."

Biological Groups	Relevant Legislation
Hazel Dormouse	Individual animals, their breeding sites or nesting places (nests) are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010 and under Section 9 of the Wildlife and Countryside Act, 1981 (WCA). It is an offence for anyone to intentionally kill, injure or handle a dormouse, to possess a dormouse (whether live or dead), deliberately disturb a dormouse, or sell or offer a dormouse for sale without a licence. It is also an offence to damage, destroy or obstruct any place used by dormice for shelter, whether present or not.
Hedgehog	Hedgehogs receive partial protection on Schedule 6 of the Wildlife and Countryside Act, 1981, which stipulates that animals may not be killed or taken by certain methods. In addition, the Convention on the Conservation of European Wildlife and Natural Habitats also lists hedgehog prohibiting the use of all indiscriminate means of capture and killing.
Water Vole	Water vole and their breeding/resting places are fully protected by the Wildlife and Countryside Act, 1981 (as amended in 2008). It is an offence to deliberately capture, injure or kill a water vole or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places.
Reptiles	All native reptiles are listed on Schedule 5 of the Wildlife and Countryside Act, 1981. It is an offence for anyone to intentionally kill or injure a 'widespread' reptile species (viviparous lizard, grass snake, adder or slow worm), or sell or offer for sale without a licence. The sand lizard and smooth snake, their breeding sites or resting places (any structure that may offer refuge), are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010. It is an offence for anyone to intentionally kill, injure or handle either of these two species, to possess an animal (whether live or dead), deliberately disturb a sheltering animal, or sell or offer an animal for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by sand lizards and smooth snakes for shelter, whether they are present or not.

Biological Groups	Relevant Legislation
Amphibians	All native amphibians are listed on Schedule 5 of the Wildlife and Countryside Act, 1981. It is an offence to sell or offer for sale any native amphibian species. The great crested newt and natterjack toad, their breeding sites (typically ponds) and nesting places (typically terrestrial that offers refuge) are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010. It is an offence for anyone to intentionally kill, injure or handle either of these two species, to possess an animal (whether live or dead), deliberately disturb a sheltering animal, or sell or offer for sale without a licence. It is also an offence to damage, destroy and obstruct access to any place used by great crested newts and natterjack toads whether they are present or not.
Invertebrates	A small number of invertebrates including beetles, crickets, butterflies and moths are protected under Section 9, Schedule 5 of the Wildlife and Countryside Act, 1981 against deliberately killing, injuring or taking. Other species receive partial protection under the same act. For example it is an offence for anyone to sell or offer for sale a stag beetle without a licence. Others are highlighted for conservation concern through IUCNs red list data and UK and local biodiversity action plans. In addition, a number of invertebrates are listed under Section 41 of the NERC Act 2006. These species are regarded as of principal importance for the conservation of biodiversity in England.

Table 2 – Legislative protection for particular biological groups.

Planning Policy Context

National Policy Planning Framework (NPPF)

- 3.2 The NPPF was published in March 2012 (amended July 2021) and sets out the Government's planning policies for England and how these are expected to be applied. Policies set out in NPPF are taken into account by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications. Amendments in 2021 requires details on impact and biodiversity net gain.

Haringey Council 2013 - 2026

- 3.3 The site is within the Haringey Council local authority. The site is covered by Haringey Local Plan.

"The Local Plan: Strategic Policies (referred to as the Local Plan throughout the document), sets out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies, to identify a vision for Haringey as a place to live, work and visit, and contains key policies and an implementation framework to deliver the vision The Local Plan outlines how the Council will address local and strategic development needs including housing, employment, leisure, and retail provision. It goes beyond traditional land use planning and considers other plans and strategies that influence the use of land and the way that places around us look and work. The Local Plan covers the physical aspects of location and land use but also addresses other factors that make places attractive, sustainable and successful, such as social and economic matters. Preparation of these policies has been subject to a sustainability appraisal. This promotes sustainable strategies and policies through an assessment of their social, environmental and economic impacts." Any planning application for the Site will be subject to scrutiny by the Local Authority.

- 3.4 A full understanding of the extent of the biodiversity present on site or within the site's zone of influence and the measures needed to overcome any potential detrimental impact during construction is likely to be essential. "The council's planning guidance consists of a series of documents that provide a positive approach to managing development by helping to assess planning applications and create a more vibrant, sustainable community to improve quality of life for all." Relevant policies in the Local Plan are set out below.

Haringey Strategic Policy	Relevance to Site
Conservation SP12 "The Borough's heritage assets include statutory listed buildings, Conservation Area, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets, Local Historic Green Spaces and Sites of Industrial Heritage Interest." "The historic environment should be used as the basis for heritage led regeneration and as the basis for good design and possible change.	<i>The site provides an opportunity to create a sustainable design of benefit to the local community.</i>

Haringey Strategic Policy	Relevance to Site
Open Space & Biodiversity SP13 "New development shall protect and improve Haringey's parks and open spaces. All new development shall: - Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development; - Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD); - Manage the impact of such new developments in areas adjacent to designated open space; - Secure improvements, enhancement and management in both quality and access to existing green spaces; - Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD; - Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and - Conserve the historic significance of the borough's designated historic parks and gardens." All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its: - Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting trees and the planting of new trees where appropriate; and - Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs)." The Council will enhance and improve the Borough's Green Infrastructure through: - Implementation of the Haringey Green Grid projects (such as Lordships Recreation Grounds improvements); - Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites and - Working with Lee Valley Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities." "Other sites of ecological value include green chains and ecological corridors (of which there are seven in Haringey), which mainly comprise operational railway land. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value and seek to identify and protect any new corridors which meet the criteria for determining their ecological value."	<i>There are opportunities to connect the site with nearby green corridors.</i> <i>There are opportunities to enhance biodiversity by incorporating ecological habitats into the design.</i>

Haringey Strategic Policy	Relevance to Site
UDP Policy	
OS6 - Ecologically valuable sites and their corridors (SP13)	See SP13
OS11 – Biodiversity (SP13)	See SP13
OS16 – Green Chains (SP13)	See SP13
OS17 – Tree Protection, Tree Masses and Spines (saved UDP policy) Tree Protection The Council will seek to protect existing trees and improve the contribution of trees, tree masses, and spines to local landscape character, by: a) making tree preservation orders as appropriate ; b) encouraging tree planting wherever possible and appropriate; c) ensuring that road proposals and traffic management schemes are adequately landscaped where appropriate with new trees; d) ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council; and e) giving stronger protection to and recognising the value of ancient woodland areas in terms of their historical, cultural and biodiversity contribution to the borough; and f) ensuring that tree planting does not damage underground utilities infrastructure with encroaching root systems.	See DMP28 <i>Trees on site should where possible be protected.</i>

Table 3 - Haringey Strategic Policies and their relevance to the site.

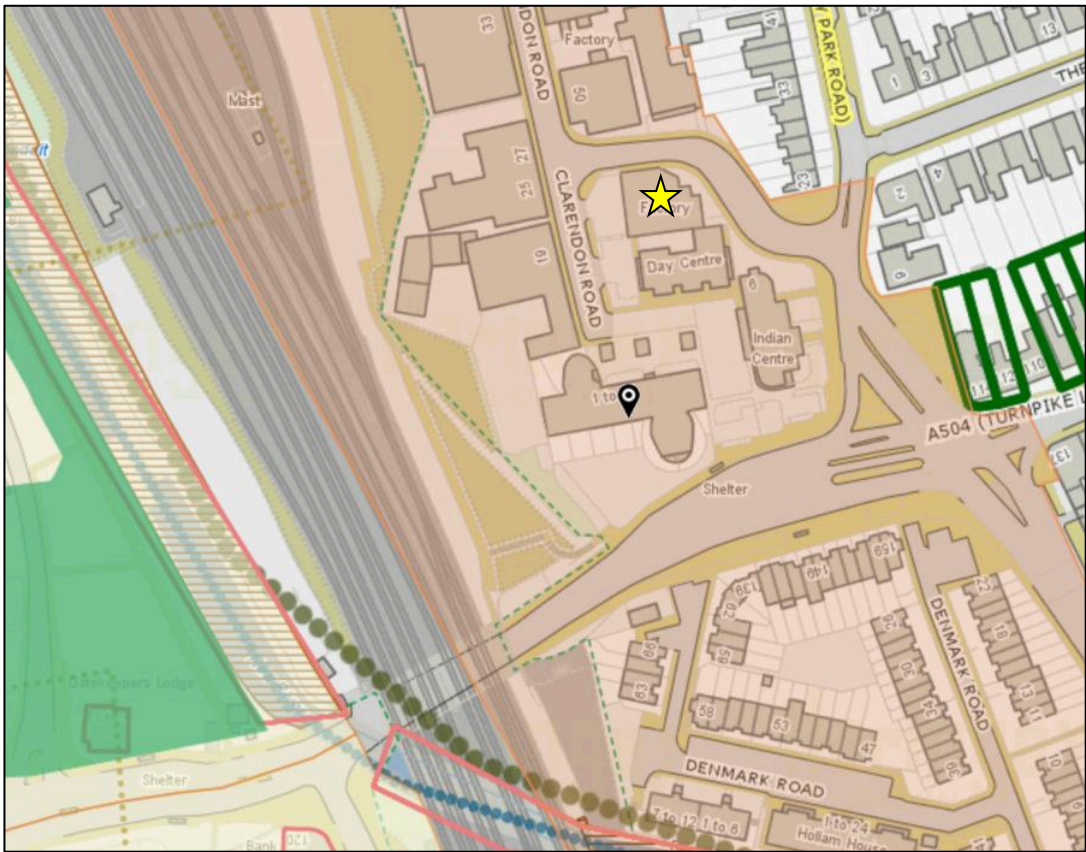


Figure 2 – Local Plan Proposals Map (online, October 2022). Copyright Haringey Council.

Site Location: 

Metropolitan Open Land	Lee Valley Regional Park	SINC Metropolitan Importance
Ecological Corridor	Local Nature Reserve	Green Chain
Heritage Land	SINC Grade I	Blue Ribbon
Historic Parks	SINC Grade II	Open Space
Green Belt	SINC Local	

Copyright: Haringey Council, online October 2020. (Ref.: Local Policies Proposals Plan). The above plan shows the site area is within 'HMO Article 4, Tall Building Growth area, Site Allocation area, Growth area and Family Housing Protection Zone).

The London Plan – Spatial Development Strategy for Greater London (2021)
3.5 The London Plan is part of the development strategy for Greater London. Amongst other things, The London Plan states that it is:

- *setting out an integrated social, economic and environmental framework for the future development of London, looking forward 15– 20 years;*
- integrating the physical and geographic dimensions of the Mayor's other strategies, including broad locations for change and providing a framework for land use management and development, which is strongly linked to improvements in infrastructure, especially transport;*
- providing the London wide context within which individual boroughs must set their local planning policies;*
- setting the policy framework for the Mayor's involvement in major planning decisions in London;*
- setting out proposals for implementation and funding; and being London's response to European guidance on spatial planning.*

3.6 The London Plan, 2021 includes policies relating to the Green Infrastructure and Natural Environment relevant to the Site as follows:

G 1: Green Infrastructure

“A London’s network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to: 1) identify key green infrastructure assets, their function and their potential function.

2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.”

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network.

G2 London’s Green Belt

“The Green Belt should be protected from inappropriate development:

1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,

2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported. Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan.”

G5 Urban Greening

“Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design,

and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).

Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.”

G6 Biodiversity and access to nature

“Sites of Importance for Nature Conservation (SINCs) should be protected.

Boroughs, in developing Development Plans, should: 1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks

2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them

3) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans

4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context

5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

C Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts: 1) avoid damaging the significant ecological features of the site

2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site

3) deliver off-site compensation of better biodiversity value.

D Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

E Proposals which reduce deficiencies in access to nature should be considered positively.”

G7 Trees and Woodlands

“London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

In their Development Plans, boroughs should: 1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species, which provide a wider range of benefits because of the larger surface area of their canopy.”

Section 4 - Biodiversity Context

Natural Areas

- 4.1 Natural Areas are a subdivision of England each with a characteristic association of wildlife and natural features. They provide a way of interpreting the ecological variations of the country in terms of natural features, illustrating the distinctions between one area and another. Each Natural Area has a unique identity resulting from the interaction of wildlife, landforms, geology, land use and human impact. Natural Areas have been formally defined as bio geographic zones which reflect the geological foundation, the natural systems and processes and the wildlife in different parts of England, and provide a framework for setting objectives for nature conservation (Biodiversity: The UK Steering Group Report, HMSO 1995).

- 4.2 The Site lies within the Inner London Natural Character Natural Area. “Predominantly urban, the Inner London National Character Area (NCA) lies at the centre of the Thames Basin on a broad flood plain which rises in gentle terraces, providing panoramic views of London’s skyline from the clay plateaux and ridges in the north at the border with the Northern Thames Basin. The NCA is steeped in both historical and contemporary culture; it is the centre of UK Government and a major international hub for finance, business, tourism, transport and recreation. Owing to its urban nature, Inner London relies heavily on ecosystem services provided by the surrounding NCAs, such as flood alleviation, air temperature regulation and recreational services. For example, the Thames Barrier in the Greater Thames Estuary is a major tidal flood defence for London.”

“However, the extensive network of green infrastructure throughout the NCA, including Local Nature Reserves such as Alexandra Palace and Park, provides outdoor recreation and wildlife habitat close to people’s homes and places of work. Reservoirs and wetlands such as the Lea Valley in the east provide opportunities for birding and fishing, as well as walking, cycling and boating.”

“Inner London can be described as being one of the ‘greenest’ cities in the world. Its allotments, rivers, reservoirs, parks and gardens often support a varied range of wildlife such as sand martins and hedgehogs, and peregrine falcons can be found nesting in some inner-city locations. Climate change, population growth and development are just some of the pressures facing Inner London and it is important that urban greening methods are supported and enhanced, including through London’s green infrastructure which comprises the natural and designed green spaces and vegetated surfaces across Inner London NCA.”

Table 4 - Natural Character Area Profile.

- 4.3 Statements of Environmental Opportunities relevant to the proposed site include:

SEO 2: Protect and enhance the network of Inner London's green spaces so that it provides services where people need them, promotes recreational and educational opportunities, supports biodiversity, reinforces local character and is resilient to future challenges such as climate change.

"SEO 4: Reconnect people with nature by providing opportunities and access to engage with nature close to where they live, work and play, reinforcing sense of place, improving recreation and providing benefits for biodiversity and climate regulation."

Biodiversity Action Plans

- 4.4 The UK post 2010 Biodiversity Framework covers the period 2011 – 2020 and replaces the UK Biodiversity Action Plan. Its aim is to address the underlying causes of biodiversity loss and improve and enhance biodiversity and ecosystem services. The UKBAP biodiversity habitats and species background information is still widely used at a county level. UKBAP biodiversity habitats and species have been considered within this report and enhancement measures have been suggested within the recommendations sections. The UKBAP sets out targets for a number of Priority Species and Habitats as well as for broad habitat types. Priority species listed in the UKBAP include several species of bat, water vole and great crested newt.
- 4.5 The Countryside and Rights of Way (CROW) Act (2000) provides legislation to promote the further conservation of habitat types and species considered of principle importance for biodiversity. In the NPPF it is stated that local plans should "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan." The lists of habitats and species of principle importance comprise those identified as priorities under the UKBAP. This list forms Annex C of Government Circular 06/057.
- 4.6 The Haringey BAP was developed in line with the Greenest Borough Strategy, where the Council seeks to protect and enhance biodiversity value across the borough. It contains habitats and species considered important in Haringey. "They aim to conserve and enhance the capital's wildlife and natural places for future generations to benefit from and enjoy." Haringey and London BAPs includes a number of habitats and species identified with the intention of promoting conservation and enhancement of specific habitats across the borough. The local habitat action plans relevant to the proposed site are shown in Table 5.

Action Plan	Description	Relevance
Built Structure	“To improve the overall value of built structures in Haringey for the benefit of biodiversity. To increase awareness of the value and potential of built structures amongst planners, architects, developers and the general public.”	Biodiversity enhancement should be proposed for application site.
Gardens	“To highlight and protect the overall resource for wildlife provided by gardens (public and private) and housing estate land. To improve individual gardens and housing estate land as habitat for a range of local wildlife. Identify and protect the garden resource within Haringey by 2015.”	Biodiversity enhancement should be proposed for the application site.
Parks and Green Spaces	“To encourage good conservation practice in parks and green spaces across Haringey, respecting their varied functions and the aspirations of local communities. To improve access to nature in Haringey’s parks and green spaces, particularly in areas of deficiency in access to natural green space. To raise awareness of the importance of parks, squares and green spaces in the conservation of Haringey’s biodiversity.”	Proposals for the site should link to nearby green spaces forming corridors for dispersal.

Action Plan	Description	Relevance
Bat	Bats are a UK BAP species and the aims to reverse the current population decline.	There are records of 8 species of bat within 1km of the site. There are opportunities to enhance the site for bats.
Black Redstart	UK BAP species. To ensure that the possible presence of Black Redstarts is considered in the assessment of planning applications. To provide suitable nest sites for Black Redstarts in areas where open mosaic habitats are created or retained.	There are recent records of this species within 1km of the site. Habitat suitable for this species could be created as green/brown roofs.
House Sparrow	The House Sparrow, often regarded as a symbol of London (the “cockney sparrer”), has declined hugely across London in the last 20 or so years, disappearing from large areas. Its current distribution in Tower Hamlets is patchy,	There are 3 year old records of house sparrow within 1km of the site. Installation of sparrow terraces on

Action Plan	Description	Relevance
House Sparrow cont.	but it remains common in some parts of the borough. To increase the availability of nest sites for House Sparrows by installing sparrow terrace nest boxes or growing dense climbers on walls.	new building could be considered.
Swifts	Swifts have declined across Britain in recent years, and one of the reasons is probably a lack of suitable nest sites in modern buildings.	There are 2 year old records of swift within 1km of the site. Installation of swift boxes on new building could be considered.
Hedgehog	To reverse the current population decline. They still survive in the south of the Isle of Dogs, but there are no confirmed recent records from elsewhere in the borough.	There are 6 year old records of this species within 1km of the site. There are opportunities to enhance the site for hedgehogs.
Stag Beetle	The Stag Beetle is Britain's largest beetle. It has declined across Europe, and London is now a major stronghold for the species, which relies on dead wood. To increase the available habitat for Stag Beetles and other deadwood invertebrates by creating loggeries in parks, housing estates and community gardens.	There are 3 year old records of this species within 1km of the site. It is possible to create dead wood habitat within the proposed development.
Bumblebees	Bumblebees are in serious decline throughout Britain, and indeed all over the world, due largely to habitat loss and pesticides. Bumblebees are vitally important as pollinators of food crops. To increase the food resource for bumblebees and other pollinators by planting nectar-rich flowers in parks, gardens and the built environment, including growing ivy on suitable structures in sunny places. To increase nesting sites for bumblebees by installing bee boxes or insect hotels in suitable places.	There are no records of bumblebees within 1km of the site. However, a range of nectar rich flowers could be planted as part of the proposed development.

Table 5 – Relevant Biodiversity Action Plans.

Section 5 - Site Location and Proposed Development

- 5.1 This section sets out the findings of the desk study and extended Phase 1 survey and should be read in conjunction with Indicative Habitat Plan (Appendix III).

Context

- 5.2 The site is associated land at 30-36 Clarendon Road, Haringey as shown in Figure 1 (OSGR: TQ30928954). The existing site is approximately 0.091ha in extent. The land lies at approximately 25m AOD. The soils are described in Soilscales (Cranfield University) as Loamy soils with naturally high groundwater. However, it is likely that there has been some modification to the soils following recent years development of the site.
- 5.3 The development proposals for the site involve the demolition of the existing building and redevelopment of the site including construction of 11 storey residential building with creation of residential amenity space with an emphasis on biodiversity. It is not known whether any trees would require felling.
- 5.4 The wider landscape is characterised by dense residential housing, the nearby main railway line and pockets of green areas. Haringey proposals map shows that the site is within Family House potential zone, HMO article 4, Tall building growth area and Site Allocation area.

Protected Species and Designated Sites

- 5.5 The background data confirms that the proposed site is not designated for its nature conservation value. The site is within a dense residential area. Designated sites are listed below. See Table 6 below.

GiGL Data Research Results	Number of Sites within 1km	Relevance to Site
European Statutory Designated Site	-	n/a
National Statutory Designated Site and LNRs	1	Alexandra Palace & Park c. 850m NW.
Non Statutory Designated Site (SINCs)	6	New River Metropolitan importance c. 200m W. Alexandra Park Borough Grade I c. 850m NW. Wood Green Reservoirs Borough Grade I c. 600m NW. Palace Gates Borough Grade II c. 900m N. St Mary's Churchyard, Hornsey Local Importance c. 375m SW. The Priory Park Local Importance c.825m SW.
Proposed Statutory Designated Site (pSINC)	-	n/a
Green Chains	1	Located approximately 50m west of the site.

Table 6 – Designations. Source: GiGL, October 2022.

5.6 The records of protected species and sites is summarised in the tables below.

	GiGL Number of Protected Species and Species of Conservation Concern within 1km & LISI	Likely presence on site
<i>Higher Plants</i>	6	Negligible
<i>Lower plants</i>	0	Negligible
<i>Fungi</i>	2	Negligible
<i>Birds</i>	95 (incl. 27 Schedule 1)	Low
<i>Mammals (excl bats)</i>	1	Low
<i>Bats</i>	8	Negligible
<i>Fish</i>	0	n/a
<i>Amphibians</i>	2	Negligible
<i>Reptiles</i>	1	Negligible
<i>Invertebrates</i>	51	Low
<i>INNS</i>	16	High

Table 7 – Protected Species and Species of Conservation Concern within 1km of the site received from GiGL.

5.7 A tool has been created by Natural England accessed via Magic to determine the risk of development impact on designated areas such as SSSI's, SAC, SPAs and Ramsar sites. Available information indicates that the proposed development is located within a SSSI risk zone of Walthamstow Reservoirs and Hampstead Heaths SSSIs. Natural England will provide advice on any potential impacts and how these might be avoided or mitigated. Table 8 below shows when to consult Natural England.

Does planning proposal fall into one or more of the categories below	LPA should consult NE on likely risks from the following:
Infrastructure	Airports, helipads and other aviation proposals.
Air Pollution	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m ² , slurry lagoons and digestate stores > 750m ² , manure stores > 3500t.
Combustion	General combustion processes > 50MW energy input incl. energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
Discharges	Any discharge of water or liquid waste of more than 20m ³ /day to ground (ie to seep away) or to surface water, such as a beck or stream.

Table 8 – SSSI Risk Zone (Source: Magic.defra.gov.uk, online October 2022)

Section 6 - Potential Ecological Interest and Recommendations

Habitats

- 6.1 The site was surveyed on 10th October 2022 on a sunny day (ca. 18^o C). The site was surveyed by a qualified ecologist. The aim was to identify the main habitat types within the area proposed for development including the general species composition and structure of the vegetation as well as areas of potential ecological interest. Habitat types and landscape features adjacent to the site were also noted. In addition, notes were made with regard to biodiversity enhancement potential within the site with a view to informing the overall assessment.
- 6.2 The proposed site is not designated for its nature conservation interest. The nearest designated site is New River c. 200 west.
- 6.3 The habitats identified are listed below. Habitats were searched for obvious signs of faunal activity or potential to support particular biological groups.

Key to Site and Habitat Descriptions

Trees

Short ephemeral/tall ruderal

Introduced shrub

Buildings and Hard Surfaces

Trees

- 6.4 A tree survey (MJC Tree Survey 2020) for the wider site shows there are four trees on the boundary of the application site. Two trees are within the adjacent day care centre courtyard and two are on the eastern boundary. Trees within the day care centre courtyard include almond and flowering cherry of category C. Trees on eastern boundary include flowering cherry and Swedish whitebeam.
- 6.5 Trees and line of trees (hedgerows) with native and non-native species provide links for dispersal of a range of animals including small mammals, birds and invertebrates. They are also important in the landscape and provide a refuge for birds, small mammals and invertebrates. None of the trees had features suitable for roosting bats. Where possible, trees should be retained, protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework and in accordance with Haringey and London Biodiversity Action Plans. It is not known whether proposals will cause a direct impact to this habitat.
- 6.6 It is recommended that an arboricultural impact assessment is provided to assess potential impact on trees. All tree protection, work to trees and any work in the vicinity of trees is to accord with the relevant sections of the following standards:
 - BS 3998 - Recommendations for Tree Work.
 - BS 4428 - Code of practice for general landscape operations.
 - BS 5837 - Guide for Trees in Relation to Construction.
 - BS 1722 - Fences.

Short ephemeral/Tall Ruderal

- 6.7 A small area of naturally colonised vegetation on the northwest boundary includes species such as oxeye daisy (*Leucanthemum officinale*), dandelion (*Taraxacum officinale*), sowthistle (*Sonchus asper*), common nettle (*Urtica dioica*) and broadleaved plantain (*Plantago lanceolata*). This type of habitat is not listed in the UK BAP or local BAP although it can be seen as part of the built environment, which comprises green infrastructure of many different mosaic habitats supporting a variety of wildlife. It may also support a low diversity of insect life.

Introduced shrub

- 6.8 A small garden is located on the northeast as part of the nursery & preschool with raised beds, sunflowers and bamboo. In addition, a line of bamboo is located on the southern side of the car park west of the building. Ornamental shrub is not listed as a priority habitat. However, gardens are recognised as important areas for wildlife and are part of the local Biodiversity Action Plan habitat. Gardens are likely to provide an important contribution to biodiversity in towns and cities and provide food and cover for a range of birds, and nectar for bees and other invertebrates. Ornamental shrubs with positive associations for wildlife should be incorporated into any proposed design.

Buildings and Hard Surfaces

- 6.9 The majority of the site comprises a two storey brick building with two shallow pitched roofs with a one storey building to the south. The edge of the roof is sealed with a concrete lip and corrugated concrete roofing tiles cover both roofs. A taller roof part on the northeast corner of the building is covered with lead flashing. There is a tight seal with no obvious gaps. The internal inspection revealed an open ceiling into loft space with a small enclosed loft above bathroom. The southern wall of the building forms the garden wall of the care centre. Bamboo fencing is located on the eastern boundary.
- 6.10 Buildings can be valuable for a range of species including birds, bats and lower plants that find refuge in crevices and within loft spaces. The external and internal inspection There was no obvious evidence of bat use observed internally or externally and in conclusion the building has negligible suitability for roosting bats. (see also Table 9).

Invasive Non-native Species

- 6.11 A number of plants are listed as invasive non-native species. These must not be planted in the wild, or be caused to grow in the wild. This can include moving contaminated soil or plant cuttings. If invasive non-native plants are present they must be stopped from spreading and causing a nuisance or damage to other land or property. These plants are also listed in Schedule 9 Part II of the Wildlife and Countryside Act, 1981 and must not be released or allowed to escape into the wild. The most common are Japanese knotweed (*Fallopia japonica*), Giant hogweed (*Heracleum mantagazzianum*), Himalayan balsam (*Impatiens glandulifera* Royle) and rhododendron (*Rhododendron ponticum*). Guidelines issued by Natural England (formerly Defra) should be used for its disposal. No Schedule 9 species were observed on site.

LISI

- 6.12 The London Invasive Species Initiative (LISI) encourages better co-ordination and partnership working to prevent, reduce and eliminate the impacts caused by invasive non-native species across the city. Species are divided into 6 categories and categories 2 to 4 have been considered in this report as requiring potential action. None of the 16 species recorded within 1km of the site were observed on site. Appropriate biosecurity is required for sites where these species are found (see GiGL report).

Summary

- 6.13 This survey has assessed the site's importance for floral and faunal communities and provides information on habitat features of particular value to different biological groups, including features of conservation interest. The following provides a summary of the potential presence of protected species.
- 6.14 Detailed Impact Assessment and mitigation proposals would be required where protected species are found. This assessment is based on available information. Where new evidence becomes available this assessment may need to be updated.

Fauna

Species	Relevance to Site	
Badger	There are no records of badger within 1km of the site. There were no obvious signs of badger within the site.	Badgers and their setts are protected by the Protection of Badgers Act, 1992. Further survey work is considered necessary. Further survey work is not considered necessary.
Bat	An internal and external roost potential assessment was carried out on 10th October 2022, which confirmed that the buildings has negligible potential for roosting bats. The building is a detached two storey brick built factory building with low pitched roof, concrete seal and concrete corrugated roofing tiles with a one storey section to the south. A small shed is located on NE corner of site. This had negligible features for roosting bats. A bamboo fence is present on the eastern boundary. Four trees are present on the site boundary. Trees have negligible potential for roosting bats.	Additional survey work is not considered necessary. i) Building was assessed as having negligible potential for roosting bats. No further survey work is required. ii) Enhancement for roosting bats should be considered. iii) Any proposals should incorporate a sensitive lighting scheme to facilitate foraging in the vicinity of the site. The lighting strategy should include dark buffers, illuminance limits and zonation, appropriate luminaire specifications, screening, dimming and part night lighting. Ideally design should include LED lighting <2700 Kelvin such as warm e.g. lighting, directional and time, where possible.
Hazel Dormouse	There are no known dormouse populations within 1km of the site. The current habitat associated with the proposed sites has limited value for dormice.	The habitat within the site provides sub-optimum opportunities for dormouse. The likelihood of finding dormice on site is therefore regarded as negligible and no further survey work is considered necessary.
Birds	The development site presents limited opportunities for birds. Birds may nest and forage in trees.	All bird species are protected by the Wildlife & Countryside Act, 1981 (and amendments) vegetation clearance should <u>not</u> be undertaken during the bird-breeding season from March to September inclusive. Where this is not possible, great care should be taken to avoid damage to nesting birds. In addition, should there be any signs of nesting birds at the time of building/clearance works advice should be sought from a qualified ecologist. It is recommended that nesting boxes for song birds are installed as part of the proposed scheme. Future enhancement and long-term management should ensure that habitats provide a varied food source and nesting opportunities for a range of birds.

Species	Relevance to Site	Recommendation
Amphibians	There are records of two species of amphibians within 1km of the proposed site. Common toad records are over 20 years old. There are no known GCN populations within 1km of the site. There are no known ponds within 500m of the proposed development site. Land at 30-36 Clarendon Road is located in an area of low pond density. Ornamental ponds could occur in nearby residential gardens. Garden ponds are generally known to be unsuitable for great crested newts unless they are within close vicinity of known GCN populations. The foot print of the proposed site and adjacent habitats does not contain particularly favourable GCN habitat and there are dispersal barriers in the form of major road networks. Based on available information, the proposed works are not considered likely to significantly impact on the local conservation status of great crested newt that may breed in the local area: • No direct impact on breeding ponds. • No ponds have been identified within 500m of the proposed development. If additional ponds are subsequently identified within 250 m of the site, the great crested newt risk assessment may need to be updated	Additional survey work for great crested newt is not considered necessary. Whilst all reasonable effort is made to identify ponds located around the site, small garden ponds and recently constructed ponds may not be included in available information sources. If additional ponds are subsequently identified close to the site, the great crested newt risk assessment may need to be updated.
Reptiles	There are 20 year old records of 1 species of reptile within 1km of the proposed site. Available habitat offers negligible opportunities for sheltering reptiles. The likelihood of reptiles being present is considered negligible.	Further survey work is not considered necessary. Creation of log piles to support reptiles is recommended.

Species	Relevance to Site	
Hedgehog	There are 6 year old records of hedgehog within 1km of the site. There is negligible habitat for hedgehogs within the proposed site.	The presence of hedgehog is not an obstacle to development. However, if hedgehog is found on site they should be carefully removed to a suitable or purpose built habitat close by. No further survey work is recommended. However, a precautionary working method is recommended during site clearance works. If hedgehog is found on site they should be carefully removed to a suitable or purpose-built habitat close by. It is advised that the proposed landscape design should ensure that hedgehogs can move within the site and into surrounding areas without physical barriers.
Invertebrates	Widespread invertebrates may use the garden area for pollination. Stag beetle (<i>Lucanus cervus</i>) may be present within tree stumps.	Any grubbing out of tree roots should investigate presence of stag beetle. If beetles are found these should be moved to a safe habitat already created, so any larvae or adults that are disturbed/dug up can be placed out of harm's way and/or the log pile moved at the same time to form the safe habitat. Future enhancement and long-term management should ensure that proposed habitats provide a varied food source including plants for pollinators to suit a range of invertebrates species.
White clawed crayfish	No rivers are present within the site.	Further survey work is not considered necessary.
Fish	No rivers or lakes are present within the site.	Further survey work is not considered necessary

Table 9 – Potential presence of protected species of fauna.

Section 7 - Outline Biodiversity Enhancement

- 7.1 This chapter provides outline biodiversity enhancement recommendations. Where protected species are confirmed on site, specific mitigation and enhancement may be required and this would be outlined in connection with mitigation reports.
- 7.2 It is recommended that management should enhance the biodiversity of the site and link the site with national and regional objectives on habitat creation. In particular, the objectives within London and Haringey Biodiversity Strategy should be promoted. In addition, initiative such as Living Landscapes and Accessible Greenspace should be used to safeguard wildlife and promote connectivity in the landscape.
- 7.3 General biodiversity enhancement recommendations prior to protected species surveys include the following:
- i) Retention of trees, where possible.
 - ii) Ensure the aims and objectives of Biodiversity, Green Infrastructure and Trees, Woodland and landscapes policies are promoted through positive management.
 - iii) Create native habitat to link to nearby designated sites include New River to the west.
 - iv) Planting of ornamental shrubs with a known value for wildlife within the external soft landscape with particular emphasis on native species or plants suitable for pollinators.
 - v) Installation of wildlife shelters for birds to include flagship species such as swifts, house sparrow and song thrush.
 - vi) Installation of roosting boxes for bats.
 - vii) Create biodiverse roofs.
 - viii) Installation of wildlife shelters for invertebrates.
 - ix) Create deadwood for saproxylic invertebrates including stag beetle and log piles for amphibians and reptiles.
 - x) Omit the use of pesticides and herbicides within the proposed external landscape.
 - xi) Ensure sensitive lighting is implemented to minimise disturbance to bats and to protect the nearby Green Chain and New River designated sites.

Appendix I - Guidance on Valuation of Ecological Importance

Level of Value	Examples
International	An internationally designated site or candidate site (SPA, pSPA, SAC, cSAC, pSAC, Ramsar site, Biogenetic Reserve) or an area which the country agency has determined meets the published selection criteria for such designation, irrespective of whether or not it has yet been notified. A viable area of a habitat type listed in Annex I of the Habitats Directive, or smaller areas of such habitat which are essential to maintain the viability of a larger whole. Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP. A regularly occurring, nationally significant population/number of any internationally important species.
National	A nationally designated site (SSSI, ASSI, NNR, Marine Nature Reserve) or a discrete area, which the country conservation agency has determined meets the published selection criteria for national designation (e.g. SSSI selection guidelines) irrespective of whether or not it has yet been notified. A viable area of a priority habitat identified in the UK BAP, or of smaller areas of such habitat which are essential to maintain the viability of a larger whole. Any regularly occurring population of a nationally important species, which is threatened or rare in the region or county (see local BAP). A regularly occurring, regionally or county significant population/number of any nationally important species. A feature identified as of critical importance in the UK BAP.
Regional	Viable areas of key habitat identified in the Regional BAP or smaller areas of such habitat which are essential to maintain the viability of a larger whole; Viable areas of key habitat identified as being of Regional value in the appropriate Natural Area profile; Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation; A regularly occurring, locally significant number of a regionally important species; Sites, which exceed the County-level designations but fall short of SSSI selection guidelines, where these occur.
County / Metropolitan	Semi-natural ancient woodland greater than 0.25 ha; County/Metropolitan sites and other sites which the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on County / metropolitan ecological criteria (County/Metropolitan sites will often have been identified in local plans); A viable area of habitat identified in County BAP; Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan "red data book" or BAP on account of its regional rarity or localisation; A regularly occurring, locally significant number of a County/Metropolitan important species.
District / Borough	Semi-natural ancient woodland smaller than 0.25 ha; Areas of habitat identified in a sub-County (District/Borough) BAP or in the relevant Natural Area profile; District sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on District/ Borough ecological criteria (District sites, where they exist, will often have been identified in local plans) Sites/features that are scarce within the District/Borough or which appreciably enrich the District/Borough habitat resource; A diverse and/ or ecologically valuable hedgerow network; A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation; A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle.
Parish/ Neighbourhood	Areas of habitat considered to appreciably enrich the habitat resource within the context of the Parish or neighbourhood, e.g. species-rich hedgerows. Local Nature Reserves selected on Parish ecological criteria.

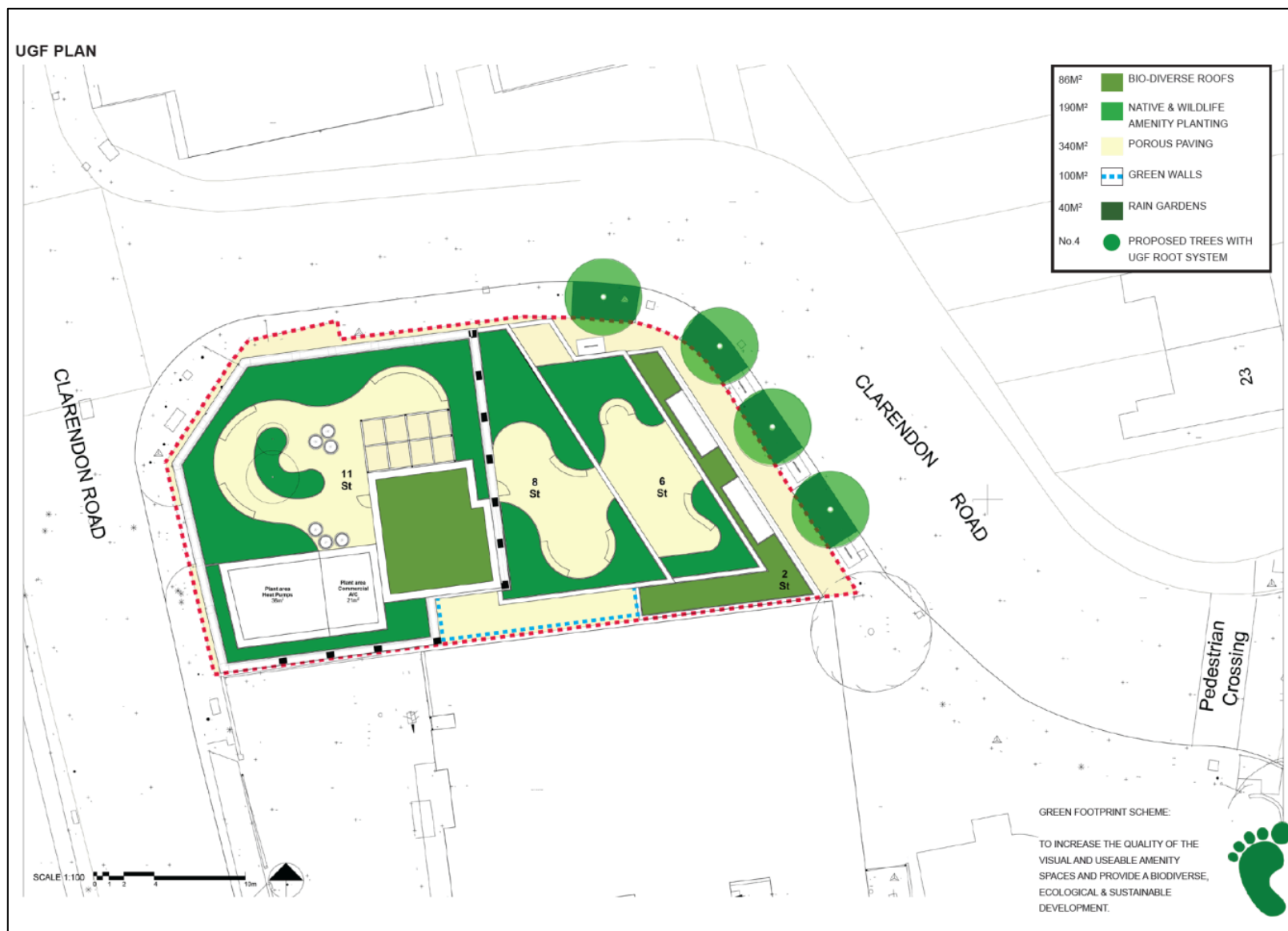
Appendix II - UKHab Comparative Table

Phase 1	UKHab	UKHab Code
Scattered Trees	Urban trees	w1g6
Introduced Shrub	Built up areas and gardens/Introduced shrub	u1d(1160
Buildings & Hard Surfaces	Urban – Developed Sealed surface Bare ground Buildings	u1b u1d (73) u1b5

Appendix III - Indicative Habitat Plan



Appendix IV - Proposed Site Plan



Appendix V - Photographic Evidence



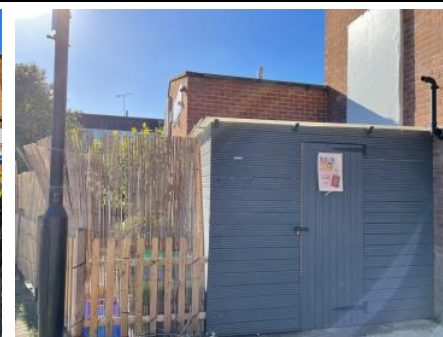
Bamboo vegetation



Roofs of building looking NE



Lower level building from East



Small shed on NE corner



Building NE corner



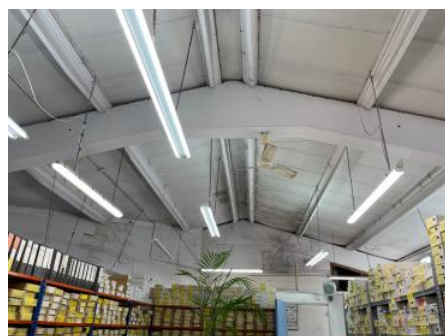
Building from north



Building from west



Building from west



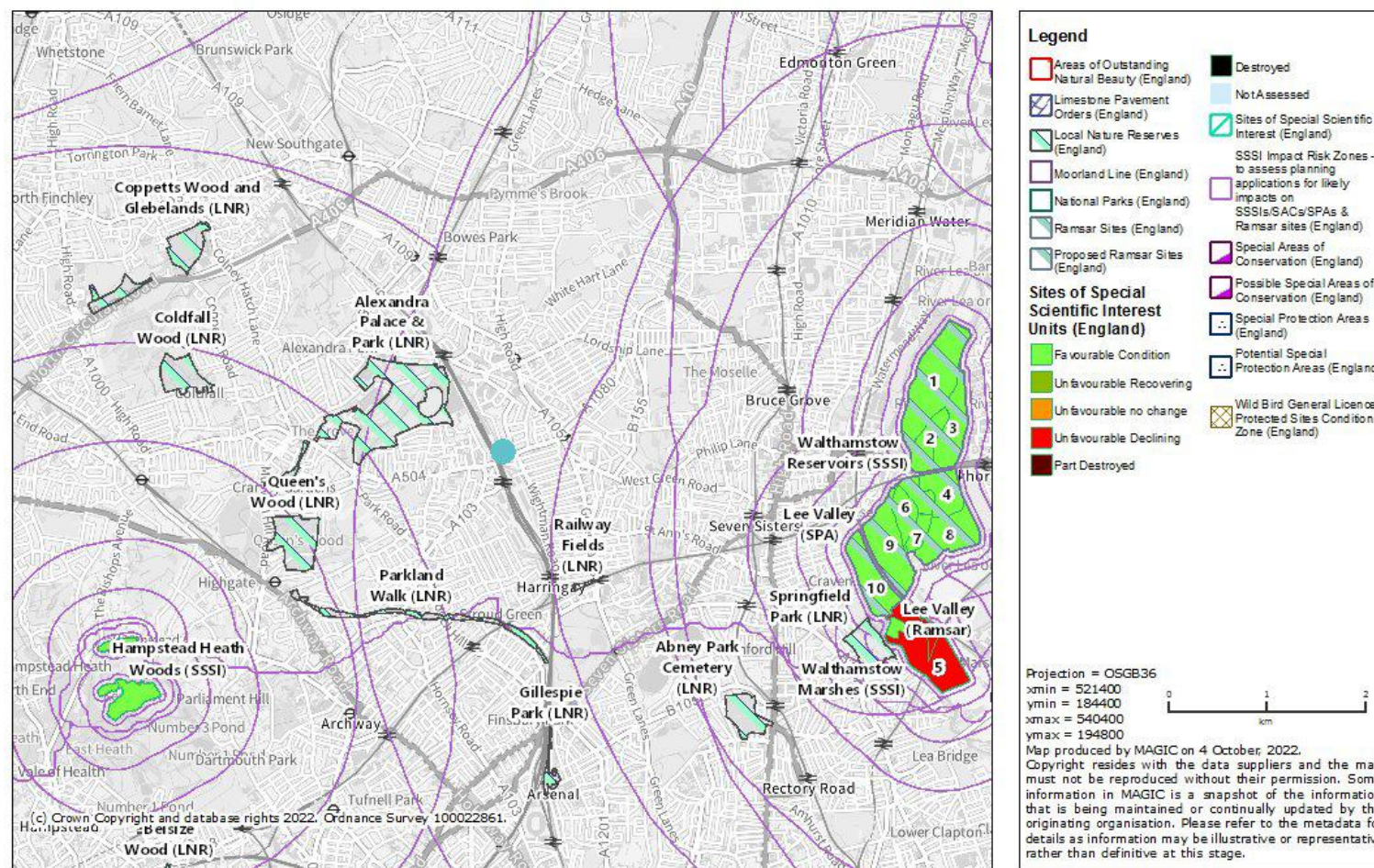
Internal loft space



Appendix VI - Statutory Designated Sites

MAGiC

Statutory Designated Sites

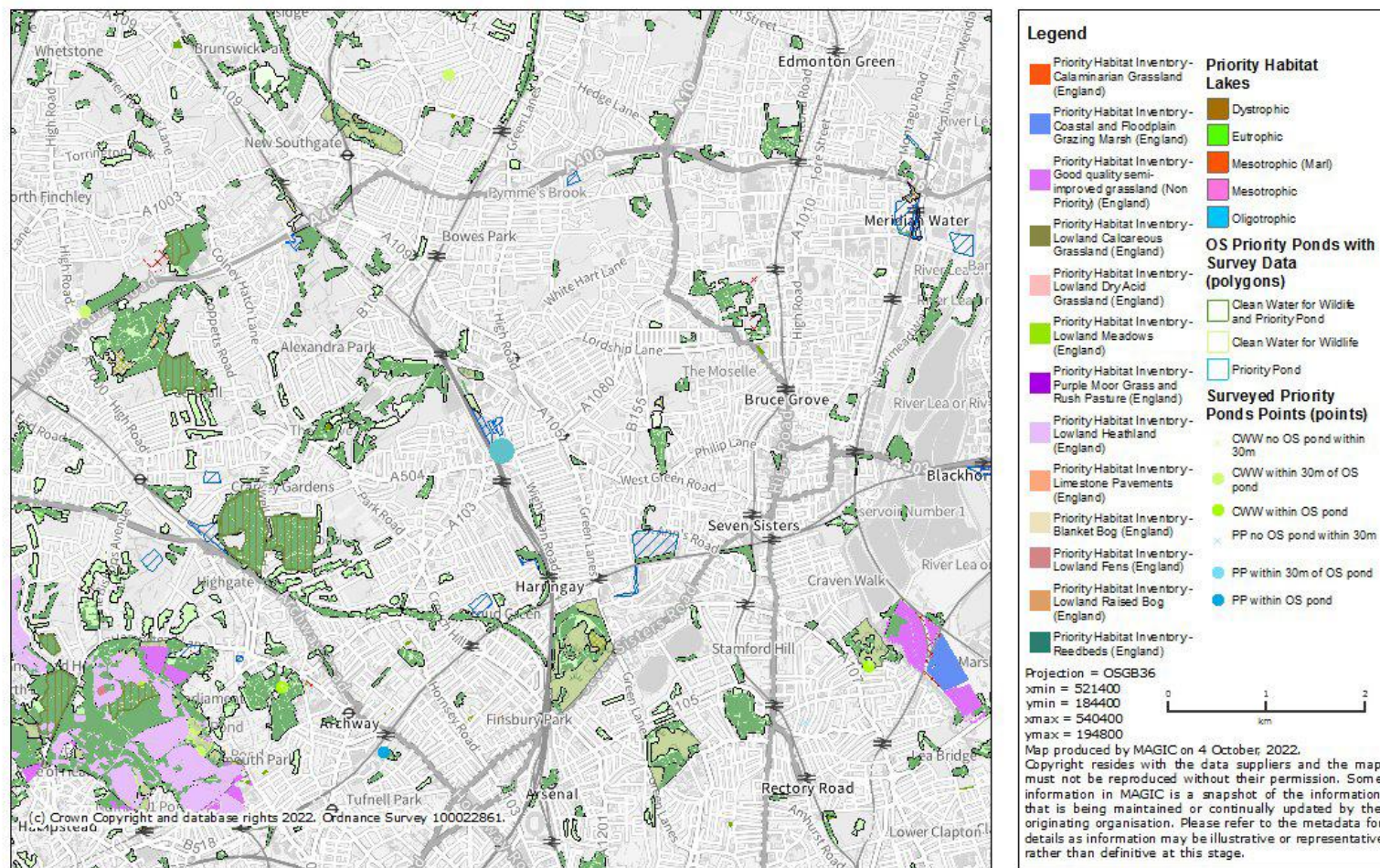


Source: Magic.defra.gov.uk, online October 2022

Appendix VII - Priority Habitats

MAGiC

Priority Habitats

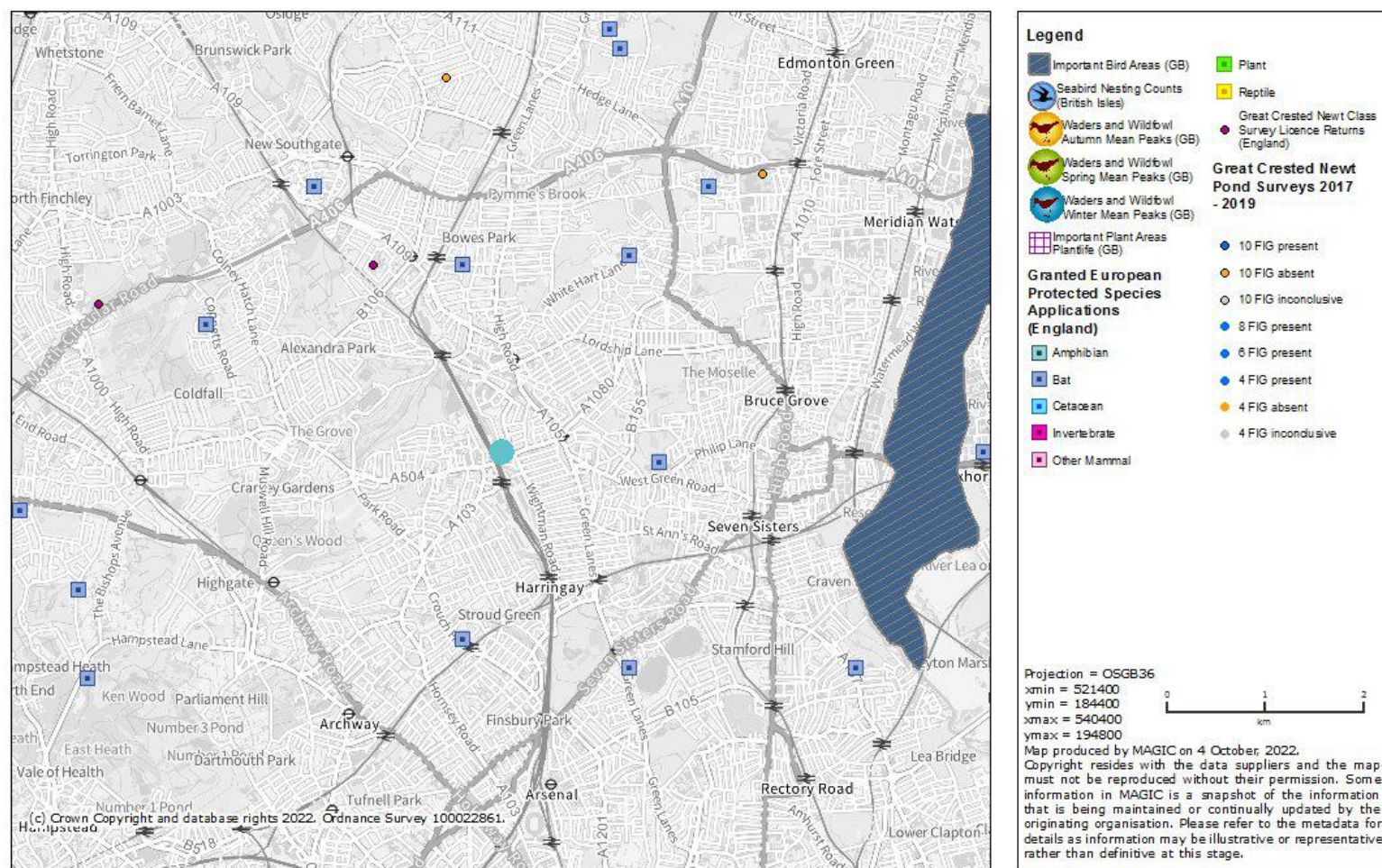


Source: Magic.defra.gov.uk, online October 2022

Appendix VIII - Protected Species

MAGiC

Protected Species



Source: Magic.defra.gov.uk, online October 2022

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For more details please contact:

Henriette Westergaard, Ecology & Land Management,
6 Homefield Road, Old Coulsdon, Surrey CR5 1ES Tel/Fax: 01737
559472

M: 07785534050

e: hw@ecologyandlandmanagement.co.uk
www.ecologyandlandmanagement.co.uk