

Preliminary Ecological Appraisal

Boyton Road



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Document prepared for

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Walker Construction

Date of issue

05/10/2022

Issue no.

1

Our reference

4499 - Wat Tyler House - PEA - 2209-27jj

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Executive Summary

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Eight Versa has been commissioned by Walker Construction to carry out a Preliminary Ecological Appraisal (PEA), including desktop study, Phase 1 habitat survey and protected species risk assessment for the proposed development, known as Boyton Road, in Haringey.

This report details the existing ecology of the site, its potential for relevant protected species and how the development will enhance the ecological value of the surrounding area. It also outlines the legislation for these protected species, as well as reviewing Haringey biodiversity policy.

The site currently comprises of residential buildings in the form of flats, hard standing including playgrounds and a car park surrounded by amenity grassland with scattered deciduous trees including areas of tall ruderal and introduced shrub. The site is bounded by residential flats to the north, Boyton Road and residential buildings to the west, residential flats to the east and residential buildings with private gardens to the south. Prior to any work being carried out on site, the site was deemed to have low ecological value. The site covers approximately 0.7ha, and the National Grid Reference (NGR) for the centre of the site is TQ 30311 89651 with postcode N8 7AU.

There are four statutory designated sites within 2km of the site and nine non-statutory designated sites within 1km of the site. Given the scale of the works and the physical separation of the site from designated sites, it is believed that there will be a negligible effect on designated sites as a result of the development works.

Existing buildings' walls and roofs, trees and habitats on and adjacent to the site were inspected for their potential to support protected species. The site was considered to provide suitable habitat to support breeding birds but negligible potential to support roosting bats.

Recommendations have been made to mitigate against the loss of ecological features, and to enhance the site in line with Haringey biodiversity policies, with the aim to provide a net gain for biodiversity on the site. Proposals for the development are still to be finalised and this report should be reviewed on completion of design.

Table 1 Summary of results provided within this report.

Habitats	Residential buildings, hard standing including playgrounds and a car park surrounded by amenity grassland with scattered deciduous trees including areas of tall ruderal and introduced shrub.
Protected Species Potential	Bats, birds , invertebrates
Further Surveys Required	No further surveys required.
Mitigation	• If trees are to be removed as part of the works, a nesting bird watching brief will be needed where clearance/demolition works are to commence within the bird nesting season (March-August) • General advice concerning mammals during construction should be followed
Ecological Enhancements	• Installation of bat boxes on the site • External lighting in line with BCT guidelines • Installation of nesting boxes on the site • Stag beetle loggery • Hedgehog corridors • Invertebrate houses • Native planting

Introduction

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Introduction

Eight Versa has been commissioned by Walker Construction to carry out a desktop study, Phase 1 habitat survey and protected species risk assessment in connection with the proposed Boyton Road development in Haringey. This report details the existing ecology of the site, its potential for relevant protected species and how the development will enhance the ecological value of the surrounding area. It also outlines the legislation for these protected species, as well as reviewing Haringey biodiversity policy.

Site Description

The site currently comprises of residential buildings in the form of flats, hard standing including playgrounds and a car park surrounded by amenity grassland with scattered deciduous trees. Species of tree present within the site boundary include with a variety of species including sycamore *Acer pseudoplatanus*, lime *Tilia x europaea*, plum *Prunus domestica*, whitebeam *Sorbus aria*, late cotoneaster *Cotoneaster lacteus* and silver birch *Betula pendula*. The site is bounded by a minor road Rhein House (block of flats) the north, Boyton Road and residential buildings to the west, residential flats to the east and residential buildings with private gardens to the. Prior to any work being carried out on site, the site was deemed to have low ecological value. The site covers approximately 0.64ha, and the National Grid Reference (NGR) for the centre of the site is TQ 30311 89651 with postcode N8 7BJ.

Building Proposals

Current proposals consist of redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part-4, 5 and 7-storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.

Preliminary Ecological Appraisal (PEA)

A PEA is a rapid assessment of the ecological features present, or potentially present, within a site and its surrounding area (the zone of influence). The zone of influence is considered to be the area over which ecological features may be affected by the biophysical changes caused by a proposed project and associated activities. A PEA normally comprises two parts; a desk study and a Phase 1 habitat survey.

There are four key objectives of a Phase 1 habitat survey:

1. To identify likely ecological constraints associated with the project;
2. To identify mitigation which may be required;
3. To identify any additional surveys which may need to be undertaken; and,
4. To identify any ecological enhancement which can be carried out.

This purpose of this report is to achieve all four of these objectives.

National and Local Biodiversity Policy

The following UK legislation, policies and strategic plans are considered to be relevant to this site, with citations provided within Appendices B - D.

- The Conservation of Habitats and Species Regulations, 2017 – provides European protection for a variety of habitats and protected species including bats;
- The Wildlife & Countryside Act 1981 (as amended) – provides UK legal protection for a variety of habitats and protected species including bats, birds and hedgehogs; and,
- The National Planning Policy Framework (NPPF) 2019- requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when taking planning decisions.

Methodology

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Desk Study

The desk study was undertaken in June 2021. The following sources were used:

1. Multi-Agency Geographic Information for the Countryside (MAGIC) was used to provide information on statutory designated sites within 2km of the site. Examples of such sites include:
 - Internationally designated sites such as Special Protection Areas (SPAs), Wetlands of International Importance (Ramsar sites) and Special Areas of Conservation (SACs)
 - Nationally designated sites such as Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNRs)
 - Locally designated sites such as Local Nature Reserves (LNRs)
2. A data search report was obtained from Greenspace Information for Greater London (GiGL). The GiGL report provided the following:
 - Records of non-statutory designated sites within 1km of the site (known as Sites of Importance for Nature Conservation, SINCs)
 - Records of legally protected and notable species within a 1km radius of the site boundary.

The data was reviewed to identify any habitats or species within the surrounding area that may be negatively impacted by the development. Records from over 10 years ago were removed from the analysis to give a more accurate view of the area's current notable species assemblage.

3. MAGIC was used to provide evidence of notable habitats within a 500m radius of the site. This was in order to identify the potential for any habitats or species within the surrounding area to be negatively impacted by the development.
4. MAGIC, Ordnance Survey (OS) maps and aerial imagery were used to identify water bodies within 500m of the site with the potential to support protected species, such as great crested newt. This species typically uses suitable terrestrial habitat up to 500m from a breeding pond. However, there is a notable decrease in great crested newt abundance beyond a distance of 250m from a breeding pond.

5. The Woodland Trust Ancient Tree Inventory was used to identify any ancient trees within 50m of the site.
6. The Big Hedgehog Map was used to identify any records of live hedgehogs within 500m of the site.
7. Local planning policy was reviewed. This includes documents such as Local Plans and Biodiversity Action Plans (BAPs)

Phase 1 Habitat Survey

A survey was carried out to assess the ecology of the site on 18th June 2021, conducted by ecologists Alexander Beilby and Gemma Golding. This survey involved a Phase 1 habitat survey, which included the identification of habitat types present and assessment of the possibility for protected species on site. The survey was carried out prior to any works being done at the site. The time of year was optimal for Phase 1 habitat surveys.

The site survey was based upon the standard Phase 1 survey methodology (JNCC, 2010). An inventory of habitats present on site was recorded and mapped. Plant species nomenclature followed Stace (2010) for vascular plant species. The site was also checked for the presence of invasive plant species as defined by Schedule 9 of the Wildlife and Countryside Act, 1981, as amended. A Phase 1 Habitat Plan, contained within Appendix A, shows the habitats present at the site survey, with photographs to illustrate key habitat features observed within the site.

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An assessment of the site's potential to support protected species was carried out, based on the results of the desk study, observations made during the site survey, an assessment of the suitability of on-site and adjoining habitat, and information on the distribution of these species. Species generally considered when carrying out this kind of assessment include bats, birds, badgers, common species of reptiles, great crested newts, hazel dormice, water voles, otters and invertebrates. Protected species thought to be relevant to this site include;

- Bats - Consideration was made on suitability of site on and adjacent to the site for foraging and commuting, presence and suitability of crevices and other places for bats to roost in and signs of bat activity and presence.
- Birds - In particular, this includes areas of trees, scrub and built environment features that could support nests for common or notable species.

Limitations

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation and prediction of the natural environment. In addition, proposals for the site were not provided at the time the survey was completed. As a result, to confirm results of the survey are still valid, this report should be reviewed when proposals are finalised.

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Statutory Designated Sites

There are four LNRs within 2km of the site. These are summarised in the table below.

Table 2 Statutory designated sites within 2km of the site. Information for the site description column is taken from the Natural England Designated Sites Website. This can be found at <https://designatedsites.naturalengland.org.uk/> [Last accessed 23rd June 2021]

Site Name	Approximate distance from site (at closest point)	Site Description
Alexandra Park and Palace LNR	82m north	A mixture of woodland, open grassland, formal gardens and attractions. It covers 484.327ha around Alexandra Palace in North London. Tree species found in the wooded areas include dogwood <i>Cornus sanguinea</i> , pendunculate or english oak <i>Quercus robur</i> , sessile oak <i>Quercus petraea</i> , field maple <i>Acer campestre</i> , sycamore <i>Acer pseudoplatanus</i> , ash <i>Fraxinus excelsior</i> , yew <i>Taxus baccata</i> and silver birch <i>Betulus pendula</i> . A wide range of birds, insects and wild flowers can be found here.
Parkland Walk LNR	1.4 km west and 1.7km south	14.31ha in area. The predominant habitat at Parkland Walk is secondary woodland. A large area of naturalised wild plum are present in the Islington section of Parkland Walk. English elm <i>Ulmus procera</i> is occasionally present and most abundant in the Islington section. The Islington stretch is also very important for a range of wildlife and includes the borough's only area of acidic grassland which is home to several rare plants and insects.
Queen's Wood LNR	1.5km south west	21.07ha in area. The wood is an ancient oak-hornbeam woodland. English oak <i>Quercus robur</i> and occasional beech <i>Fagus sylvatica</i> stand above hornbeam <i>Carpinus betulus</i> , hawthorn <i>Crataegus monogyna</i> , hazel <i>Corylus avellana</i> , mountain ash (also known as rowan) <i>Sorbus aucuparia</i> , field maple <i>Acer campestre</i> , cherry <i>Prunus Spp.</i> , holly <i>Ilex aquifolium</i> and both species of lowland birch. The ground flora is particularly rich for somewhere so close to central London. It includes a large population of wood anemone <i>Anemone nemorosa</i> , native bluebells <i>Hyacinthoides non-scripta</i> , and a thriving population of wood sorrel <i>Oxalis acetosella</i> . Over one hundred species of spiders have been spotted and a nationally rare jewel beetle <i>Buprestidae Spp.</i> is widespread.
Railway Fields LNR	1.9km south east	0.87ha. Habitats include a pond, woodland, meadow, hedgerow, marsh and river. Species of interest include: Mammals – foxes <i>Vulpes vulpes</i> and bats, reptiles – slow worms <i>Anguis fragilis</i> and common lizards <i>Zootoca vivipara</i> , birds – woodpeckers and garden birds, insects – brimstone butterfly <i>Gonepteryx rhamni</i> , plants – Haringey knotweed (unique to Haringey, a cross between the Japanese Knotweed and the Russian vine), trees – ancient field maple <i>Acer campestre</i> .

The site itself falls within a Site of Special Scientific Interest (SSSI) Impact Zone. However, the proposed development does not fall into any of the at-risk categories for this SSSI Impact Zone. As such, it is unlikely that Natural England needs to be contacted regarding likely impacts on SSSIs.

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Non-Statutory Designated Sites

There are nine non-statutory designated sites within 1km of the site. These are summarised in the table below. Site description information within the table is taken from the GiGL data search report. Grades of importance for each SINC are included in the table:

- Sites of metropolitan importance - Important at a London-wide scale, sites which contain the best examples of London's habitats, have particularly rare species or have particular significance in heavily built-up areas
- Sites of borough importance - important on a borough perspective, divided into two grades on the basis of their quality
- Sites of local importance - of particular value to people nearby, such as residents or schools

Table 3 Non-Statutory designated sites within 1km of the site.

Site Name	Approximate distance from site (at closest point)	Site Description
New River SINC Metropolitan Importance	300m east	Probably London's cleanest river, this man-made waterway stretching from Hertfordshire to London now supports a range of aquatic plants, as well as fish, water birds and amphibians.
Alexandra Park SINC Borough Importance Grade I	82m north	A large park with a good diversity of habitats and wonderful views, lying at the foot of Alexandra Palace. Substantial areas of grassland, scrub and woodland are managed for nature conservation. The park contains several fine old oaks <i>Quercus robur</i> . Plants found here include the London rarity imperforate St John's-wort <i>Hypericum maculatum</i> . The park is good for butterflies, including a population of white-letter hairstreak <i>Satyrus w-album</i>
Wood Green Reservoirs SINC Borough Importance Grade I	168m north east.	These abandoned reservoirs have been partly colonised by wet willow woodland, a rare habitat in London. An interesting range of hybrid willows <i>Salix spp.</i> occur. The water and woodland support a good diversity of birds. Drier areas support a diverse ruderal flora. The reservoir, and the filter beds to the south (which are not included in the site) are important feeding areas for bats.
Palace Gates SINC Borough Importance Grade II	780m north east	Situated on part of the old railway line to Palace Gates station, the woodland here is relatively young, and dominated by sycamore <i>Acer pseudoplatanus</i> with some oak <i>Quercus robur</i> , birch <i>Betula pendula</i> and ash <i>Fraxinus excelsior</i> . Holly <i>Ilex aquifolium</i> , cherry-laurel <i>Prunus laurocerasus</i> and hawthorn <i>Crataegus monogyna</i> form an understorey. There are areas of scrub, mostly goat willow <i>Salix caprea</i> and buddleia <i>Buddleja davidii</i> , and the rest of the site is rough grassland, dominated by false oat-grass <i>Arrhenatherum elatius</i> with a good population of the uncommon, non-native Hungarian brome <i>Bromus inermis</i> .
Grove Lodge, Muswell Hill SINC Borough Importance Grade II	1000m west	An attractive mix of neutral grassland and areas of woodland, some of which have been planted while others are self-established.

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Site Name	Approximate distance from site (at closest point)	Site Description
St Mary's Churchyard, Hornsey SINC Local Importance	580m south	This attractive, well-established churchyard has good tree and shrub cover, including a tiny fragment of hornbeam <i>Carpinus betulus</i> woodland, which is probably relict ancient woodland. This provides habitat for birds and other animals. kestrels nest in the church tower.
Nightingale Gardens and Avenue Gardens SINC Local Importance	940m north east	These two attractive public gardens, with plenty of tree and shrub cover, are linked by a section of former railway embankment. Avenue Gardens and Nightingale Gardens both have good selections of mature trees, including ash <i>Fraxinus excelsior</i> , poplars <i>Populus spp.</i> , cherry <i>Prunus sp.</i> , oak <i>Quercus robur</i> , false acacia <i>Robinia pseudacacia</i> , whitebeams <i>Sorbus spp.</i> and lime <i>Tilia sp.</i> .
The Priory Park SINC Local Importance	760m south	A sizeable park with a variety of trees and shrubs, and one of the few places in Haringey where mistletoe <i>Viscum album</i> can be seen.
Alexandra Park Allotments SINC Local Importance	900m west	Allotments with fine old hedges and some large trees. Allotments provide a valuable resource for wildlife, as well as giving contact with the natural world for allotment holders. They can support important populations of amphibians and reptiles, especially slow worms <i>Anguis fragilis</i> and grass snakes <i>Natrix helvetica</i> (grass snakes are known from at least two allotment sites in the north of the borough), as well as birds, mammals and invertebrates.

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Notable Habitats

There are three parcels of deciduous woodland within 500m of the site; one is situated 290 metres north of the site covering an area of 6.35ha, one is 360 metres north east covering an area of 1.41ha and the other is 370 metres south of the site covering an area of 1.86ha.

Ancient woodland

There are no parcels of ancient woodland within 500m of the site.

Woodland Trust Ancient Tree Inventory

There are no ancient trees recorded on the Inventory within 50m of the site.

Bats

GiGL returned records for eight species of bat within 1km of the site boundary. These include;

- Serotine *Eptesicus serotinus*
- Daubenton's bat *Myotis daubentonii*
- Whiskered/Brandt's Bat *Myotis mystacinus/brandtii*
- Lesser noctule *Nyctalus leisleri*
- Noctule *Nyctalus noctula*
- Nathusius's pipistrelle *Pipistrellus nathusii*
- Common pipistrelle *Pipistrellus pipistrellus*
- Soprano pipistrelle *Pipistrellus pygmaeus*

There were also records provided to a higher level that were not identified to species, including a long-eared bat species. The closest records were for Daubenton's bat, noctule bat, Nathusius' pipistrelle, common pipistrelle and soprano pipistrelle, all of which were 237m north west of the site in 2018.

Birds

GiGL returned records for 75 species of bird within 1km of the site boundary. These include;

- Eurasian skylark *Alauda arvensis* (NERC Act Section 41, BAP Priority London, Local Spp of Cons Conc, Bird-Red)¹
- Kingfisher *Alcedo atthis* (Birds Dir Anx 1, W&CA Sch1 Part 1, Local Spp of Cons Conc,)
- Swift *Apus apus* (Local Spp of Cons Conc)
- Kestrel *Falco tinnunculus* (Local Spp of Cons Conc)
- Herring gull *Larus argentatus* (BAP Priority London, Local Spp of Cons Conc, Bird-Red)
- Spotted flycatcher *Muscicapa striata* (NERC Act Section 41, UKBAP, BAP Priority London, Local Spp of Cons Conc, Bird-Red)
- House sparrow *Passer domesticus* (NERC Act Section 41, UKBAP, BAP Priority London, Local Spp of Cons Conc, Bird-Red)
- Starling *Sturnus vulgaris* (BAP Priority London, Local Spp of Cons Conc, Bird-Red)

The closest record was for swift *Apus apus*, 231m south of the site in 2012.

¹Bird designations. NERC Act Section 41= bird species listed on Section 41 of the Natural Environment and Rural Communities Act 2006, BAP Priority London= species on the London Biodiversity Action Plan, Local Spp of Cons Conc=Local Species of Conservation Concern, Bird-Red= Red listed species of conservation concern, Birds Dir Anx 1=species listed on the Birds Directive Annex 1 2003, W&CA Sch1 Part 1= bird species protected by the Wildlife and Countryside Act 1981 (Schedule 1 Part 1).

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Reptiles

GiGL returned no records for reptile species within 1km of the site boundary in the last ten years.

Great Crested Newt

GiGL returned no records for great crested newt *Triturus cristatus* within 1km of the site boundary. However, one species of amphibian, common frog *Rana temporaria*, was recorded within 1km of the site boundary. The closest record provided for this species was 754m north west of the site in 2011.

Great crested newts typically use suitable terrestrial habitat up to 500m from a breeding pond. However, there is a notable decrease in great crested newt abundance beyond a distance of 250m from a breeding pond. Waterbodies within 500m of the site boundary are summarised below.

MAGIC, OS maps and aerial imagery were used to identify waterbodies within 500m of the site with the potential to support great crested newt.

Table 4 Summary of waterbodies located within 500m of the site boundary.

Ref.	Waterbody type	Distance from site	Description and barriers
Thames Water Hornsey Water Treatment Works	Reservoir	168 metres north east.	Large reservoir. Separated from the site by Alexandra Park, Newland road (a minor road) and residential buildings.

Hazel dormouse

GiGL returned no records for hazel dormouse *Muscardinus avellanarius* within 1km of the site boundary.

Badger

GiGL returned no records for European badger *Meles meles* within 1km of the site boundary.

Otter and Water Vole

GiGL returned no records for European otter *Lutra lutra* or water vole *Arvicola amphibious* within 1km of the site boundary.

Using MAGIC, OS maps and aerial imagery, one watercourses with the potential to support European otter or water vole were identified within 500m of the site. This is summarised in Table 5 below.

Table 5 Summary of watercourses located within 500m of the site boundary.

Ref.	Watercourse type	Distance from site	Description and barriers
New River	Canal	300 metres east	An artificial waterway initially constructed to provide London with drinking water. Separated from the site by residential buildings and minor roads such as Chadwell Lane.

Other Mammals

GiGL returned records for West European hedgehog *Erinaceus europaeus* within 1km of the site boundary. The closest record provided was 948m south of the site in 2017. The Big Hedgehog Map has no records of live hedgehogs within 500m of the site.

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White-clawed Crayfish

GiGL returned no records for white clawed crayfish *Austropotamobius pallipes* within 1km of the site boundary. Using MAGIC, OS maps and aerial imagery, no watercourses with the potential to support white-clawed crayfish were identified within 500m of the site.

Invertebrates

GiGL returned records for 21 species of invertebrate within 1km of the site boundary. These included:

Dragonflies and Damselflies

- Small red-eyed damselfly *Erythromma viridulum*

Beetles

- A beetle *Hypera meles*
- Stag beetle *Lucanus cervus*
- A beetle *Magdalis cerasi*
- A beetle *Microplontus triangulum*
- A beetle *Rhinocyllus conicus*
- Bloody Cranesbill Weevil *Zaclarus exiguus*

Butterflies

- Silver-washed fritillary *Argynnis paphia*
- Brown argus *Aricia agestis*
- Small heath *Coenonympha pamphilus*
- Small heath *Coenonympha pamphilus pamphilus*
- Marbled white *Melanargia galathea*
- Marbled white *Melanargia galathea serena*
- White-letter hairstreak *Satyrion w-album*

Moths

- Silky Wainscot *Chilodes maritima*
- Shoulder-striped Wainscot *Leucania comma*
- Spindle Knot-horn *Nephopterix angustella*
- Waved black *Parascotia fuliginaria*
- Buff Ermine *Spilosoma lutea*

True Flies

- Hornet Mimic Hoverfly *Volucella zonaria*

Ants, bees, sawflies and wasps

- Lathbury's Nomad Bee *Nomada lathburiana*

The closest record was for stag beetle 77m east of the site in 2019.

Flora

GiGL returned records for three species of flowering plant within 1km of the site boundary. These were for:

- Medlar *Mespilus germanica*
- Ivy broomrape *Orobancha hederarum*
- Large-leaved Lime *Tilia platyphyllos*

The closest record was large-leaved lime 340m south of the site in 2020.

Confidential records

Confidential records were provided by GiGL for seven species with records within 1km of the site:

- Pochard *Aythya ferina*
- Hawfinch *Coccothraustes coccothraustes*
- Little egret *Egretta garzetta*
- Peregrine Falco peregrinus

Hobby Falco subbuteo

- European honey buzzard *Pernis apivorus*
- Black redstart *Phoenicurus ochruros*

We have contacted GiGL to determine if they are in close proximity to the site and will update this report once their response has been received.

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Invasive Species

GiGL returned records for three species of non-native invasive species within 1 km of the site boundary.

These were for:

- Alpine newt *Ichthyosaura alpestris*
- Ring-necked parakeet *Psittacula krameri*
- Cherry laurel *Prunus laurocerasus*

The closest record was Ring-necked parakeet 400m north west of the site in 2015.

Survey Results

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Buildings

There are two buildings within the site boundary. These are both apartment blocks. There were three features identified on building facades within the site which provide the potential to support roosting bats. The first of these locations is on the north east side of building 1 (Target Note 1, Photograph 1), where bricks have slipped providing a possible entry point for bats. The second location is on the west side of building 1 (Target Note 6, photograph 6) where an area of bricks has been damaged providing possible entry points. The final feature is located at the south of building 2 (Target Note 2, Photograph 2) where an area of decorative brickwork with gaps is present. All features were categorised as having low potential to support roosting bats.

Table 6. Description of each building found within the site boundary. Please refer to the Phase 1 Habitat Plan in Appendix A to see where each is located on the site.

Building Number	Description	Relevant Photographs
1	The main and largest building on the site, consisting of flats. There were two locations where bricks had slipped or been damaged both of which were categorised as having low potential to support roosting bats	Photograph 1, 2, 8, 9, 10, 11, 12
2	A smaller three storey block of flats located to the south east of the site. Decorative brickwork on the south of the building was categorised as having low potential to support roosting bats.	Photograph 6, 13, 14

Hardstanding

Hardstanding is present throughout the site consisting of a car park, walkways and a playground as well as on roads and pavements adjacent to the site. This habitat affords negligible ecological value.

Amenity Grassland

Amenity grassland is present throughout the site and affords little ecological value for protected species.

Introduced Shrub

Introduced shrub is present and borders several areas of amenity grassland notably areas to the west and east of the site. Whilst flowering plants support pollinating insects, this habitat, being largely non-native and somewhat artificial in nature, is of negligible ecological value.

Tall Ruderal

Tall Ruderal consisting of plants such as stinging nettle *Urtica dioica* and cleavers *Galium aparine* are present to the west of the site bordering areas of amenity grassland (Photograph 15, 16). Due to the limited amount of this habitat it offers little ecological value on this site.

Scattered Trees

There are approximately fifteen deciduous trees situated around the site. The majority of these are young or semi-mature trees. These consist of a variety of species including sycamore *Acer pseudoplatanus*, lime *Tilia x europaea*, plum *Prunus domestica*, whitebeam *Sorbus aria*, late cotoneaster *Cotoneaster lacteus* and silver birch *Betula pendula* (Photographs 3, 9, 14). The silver birch is situated on the north west corner of the boundary and is a mature tree. These trees are situated throughout the site primarily in groups of between three and seven often on amenity grassland no features were identified on any of the trees which provide the potential to support roosting bats.

Invasive Species

Two butterfly bush *Buddleja Spp.* bushes were found on site, both on the west side of the site boundary (Photograph 15).

Evaluation and Mitigation

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Impact on Designated Sites

Given the small scale of the works (which are likely to be localised to the site), and physical separation of the site from designated sites, it is believed that there will be a negligible effect on designated sites as a result of the proposed development.

Impact on Notable Habitats

Given the small scale of the works (which are likely to be localised to the site), urban nature of the site and physical separation of the site from the limited notable habitats within 500m of the site, it is believed that there will be a negligible effect on any notable habitats as a result of the development works.

Bats

There were three possible features on existing buildings within the site that could have the possibility to support roosting bats, these are identified in the Phase 1 Habitat Map in Appendix A. Due to the small size of the site and the urban nature of the surrounding area these features were categorised as providing low potential to support roosting bats.

Bats are likely to use green spaces surrounding the site for foraging, notably Alexandra Park and Palace LNR, and the water bodies as listed in Table 4. Due to the limited extent of green space currently on the site the potential for bats to use the site for foraging is negligible.

All trees within the site boundary were categorised as providing negligible potential to support roosting bats.

Whilst local records show bats are present in the local area, current development plans are for the south of the site and should not impact the potential bat roost features. As such, **no further bat surveys are recommended.** If future work is planned near the features identified above, advice provided within this report with respect to bats should be reviewed.

Birds

Suitable bird nesting habitat was present throughout the site in the form of scattered trees, introduced shrub and tall ruderal.

The following recommendation is made:

Demolition and vegetation clearance work should be undertaken outside of the bird nesting season (March-August). If works are scheduled to take place within the bird nesting season, an ecologist should visit to inspect the site within 24 hours prior to confirm the presence/absence of nesting birds. If birds are found to be nesting, then works in the area around the nest must be delayed until after the young have fledged.

Other Species

There was not considered to be habitat within the site or adjacent areas suitable to support reptiles, great crested newt, hazel dormouse, badger, otter, water vole or white clawed crayfish. Therefore, these species groups were considered likely absent.

Garden habitat, such as in nearby residential areas, provides hedgehogs with food and potential nest sites for breeding, resting and hibernation.

The following recommendation is made:

General advice concerning mammals (including hedgehogs) during construction should be followed as below:

1. Any man-made excavations, trenches or pits relating to the development are either securely fenced off or covered up overnight to avoid entrapment mammals or, if left open, an egress point (e.g. mammal ladders or a roughened plank) will be placed within the excavation to form a ramp to allow any mammals to escape.
2. Any excavations should be inspected each morning to ensure no mammals have become trapped overnight. If a mammal is found within any excavations, an ecologist should be contacted immediately for appropriate advice.

Evaluation and Mitigation

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Invasive Species

Two stands of butterfly bush were present on site. Whilst there are no legal obligations regarding this species, if they are to be removed this should be done in a bio-secure manner.

Ecological Enhancements

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To ensure the proposed development improves on the current ecological value of the site, the proposals should include a number of ecological enhancements. This is to ensure the ecological value found on the existing site is mitigated against, and the development contributes to the greening of the borough and an increase in biodiversity, whilst contributing to the requirements set out in Haringey local biodiversity policies.

Recommendations include:

- Installation of at least three bat boxes on the site
- External lighting in line with BCT guidelines
- Installation of at least four bird nesting boxes on the site
- Stag beetle loggery
- Hedgehog corridors
- Invertebrate houses
- Native planting

Bat Boxes

To support local bat populations, it is recommended that at least three bat bricks/boxes are installed on the site. This can be made up of a mixture of bat bricks and boxes. Integrated bat bricks / roosting features are preferable.

A bat brick can provide internal roost space and can be incorporated into the fabric of a building as it is built or renovated. A variety of facings can be fitted to suit any existing brick, wood, stonework, or rendered finish, rendering the box unobtrusive.



Bat boxes made from untreated wood or 'woodcrete' (a mixture of wood shavings and cement) can be used. The boxes should be located as high as possible, at a minimum of 4m, preferably 5-6m to try and avoid predation. On buildings, bricks/boxes should be placed as close to the eaves as possible. Bats use dark tree lines or hedgerows for navigation, so putting boxes near these features, for example in trees, could help bats locate boxes.

External lighting in line with the BCT guidelines

Bats are likely to use green spaces in the area for foraging and commuting. To reduce the impact on bats of any new external lighting that will be installed on the site, the building's external lighting should be designed in line with the Bat Conservation Trust's "Bats and Lighting in the UK" guideline, to reduce the impact the development has on bat populations. These guidelines have been summarised in Appendix D of this report.

Ecological Enhancements

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Bird Boxes

It is recommended that at least four bird boxes are installed on the site. These should contain a mix of boxes designed specifically to support swift and house sparrow, which were noted using the area surrounding the site within the PEA. Boxes should be fixed out of the reach of predators such as domestic cats. Unless there are trees or buildings, which give permanent shelter, it is best facing between north and east

Boxes for house sparrows should be placed on trees or buildings at a height of 2m or above with the entrance hole between north and east, avoiding strong sunlight and prevailing wind and rain. House sparrows are colonial nesters so terraced boxes (preferably built in) with 32mm entrance holes should be used.



Swifts are gregarious birds which like to nest, feed and migrate in groups. They mate for life and like to return to the same nesting site year after year. It is recommended that multiple boxes are positioned near each other under the eaves or on walls facing north, northeast or north-west out, of direct sunlight. They should be 5m above the ground, with an unobstructed flight path. Where starlings are present, as at this site, ensure the hole size is a maximum of 28mm in height. These can either be external boxes or swift bricks incorporated into the buildings walls. To have the best chances of swifts using the boxes, swift calls should be played during the breeding season (May-July).



Further information on the positioning of bird boxes can be found on the Royal Society for the Protection of Bird (RSPB) website. A link can be found below:

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>

(last accessed: 24/06/2021)

Stag Beetle Loggers

Stag beetles are known to be found within the local area, with GiGL showing the most recent record being 72 metres from the site in 2019. These are a UK BAP species. Stag beetles rely on decaying wood that is in contact with the soil, both to feed on as larvae and in which to lay their eggs. A log pile could be incorporated into the site. The feature should be left in a quiet area of the site, ideally within or near dense vegetation.

Hedgehog Corridors

Hedgehogs thrive in the mosaic of hedges, fields and woodlands that characterise the British countryside. They are abundant in urban and suburban areas. Gardens provide them with a good food supply and often potential nest sites for breeding, resting and hibernation. Hedgehog nests can be found at the base of thick hedges, under thick bramble bushes, garden sheds or piles of rubbish. To provide suitable shelter and food sources, a part of the redeveloped site could be less formally managed and left 'overgrown' to provide potential nesting and hibernation areas for hedgehogs.

Hedgehogs can roam an average distance of 2km on a single night, therefore maintaining corridors and connectivity is of benefit to the hedgehog population. Creation of hedgehog holes, a 13cm square gap in the boundary fence or walls of gardens in the development, will enable hedgehogs to pass through the Site and provide increased connectivity of the habitat.

Further information can be found on the Hedgehog Street website at the following link:

<https://www.hedgehogstreet.org/help-hedgehogs/> (last accessed 24/06/2021).

Ecological Enhancements

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Invertebrate Houses



The installation of at least two invertebrate houses is recommended at suitable locations within the soft landscaping. This should preferably be located in a shaded, warm location to provide over-wintering sites for insects. For example, fixed against a wall where it is warm but not too hot. These should be installed before spring, ready for when bees emerge. The front should be tilted slightly when hanging, so water can drain out. The invertebrate house should be left to be colonised naturally.

These can provide egg laying and larval habitat for invertebrates, such as solitary bees. Increasing the habitat for invertebrates can in turn benefit foraging birds and bats as well as providing pollinators for flowering plants.

Native Planting

Where new planting is installed, this should include native species or species of benefit to wildlife.

Planting should include a diverse mix of species, including a variety of fruiting and flowering species, grasses and herbaceous plants to provide a nectar source and overwintering habitat for invertebrates and in turn a foraging habitat for birds. The planting should be biased towards (and preferably exclusively) wildlife-friendly species, such as the following:

Beech *Fagus sylvatica*, box *Buxus sempervirens*, lavender *Lavendula angustifolia*, hazel *Corylus avellana*, common dogwood *Cornus sanguinea*, wild privet *Ligustrum vulgare*, holly *Ilex aquifolium*, blackthorn *Prunus spinosa*, ivy *Hedera helix*, hawthorn *Crataegus monogyna*, guelder rose *Viburnum opulus*, honeysuckle *Lonicera periclymenum*, dog rose *Rosa canina*, heather *Calluna vulgaris*, viper's bugloss *Echium vulgare*, primrose *Primula vulgaris*, daffodil *Narcissus pseudonarcissus*, wood anemone *Anemone nemorosa*.

Many of the native shrubs listed above would also provide valuable and shelter and foraging habitat for breeding birds

Night scented plants may also be beneficial to attract insects and in turn bats. Species such as evening-primrose *Oenothera biennis*, night-scented stock *Mattiola bicornia*, lemon balm *Melissa officinalis*, borage *Borago officinalis*, may be appropriate for this purpose

Conclusion

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A desk study and Phase 1 habitat survey were undertaken for Boyton road in Haringey to review the ecology of the site to assist in a planning application for the site. The four key aims of a PEA were fulfilled;

- To identify likely ecological constraints associated with the project;
- To identify mitigation which may be required;
- To identify any additional surveys which may need to be undertaken; and,
- To identify any ecological enhancement which can be carried out.

The site was found to have low ecological value, providing habitat for nesting birds, foraging and commuting bats and invertebrates. The development is expected to have little impact on designated statutory sites near to the development. Local Biodiversity Policy and compliance with UK legislation for protected species is also reviewed and discussed.

Recommendations have been made to mitigate any impact from the development and ensure that the site is enhanced for wildlife and a gain for biodiversity in line with national and local policy. It is considered that if all recommendations within this report are implemented, it is thought that the development will have minimal impact on the ecology of the site and zone of influence. As a result, no further surveys are recommended.

Validation

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Site visit and report produced by Alexander Beilby

Ecologist's Qualifications:	MSc- Wildlife Management and Conservation BSc(Hons)- Zoology
Evidence of practicing Ecologist	Eight Versa, Seasonal Ecologist (2021-present)

Site visit and report reviewed by Gemma Golding

Ecologist's Qualifications:	WML-CL08 Natural England Class Survey Licence (CLS) for great crested newt MSc - Ecology and Evolutionary Biology BSc - Zoology
Evidence of practicing Ecologist	Eight Versa, Ecologist and Sustainability Consultant, conducting habitat and protected species surveys (2019 to present date); Atkins, Assistant Ecologist. habitat and protected species surveys (2018 - 2019); Jacobs, Seasonal Ecologist, protected species surveys (2018).

Report verified by Stacey Cougill:

Ecologist's Qualifications:	BSc - Environmental Science MSc - Conservation Biology UCert - Species Identification and Biological Recording
Evidence of practicing Ecologist	Eight Versa, Sustainability Consultant specialising in Ecology (2011 to present date), Open University, iSpot, Biodiversity Mentor (2009 - 2012) and Westminster City Council, Biodiversity Project Manager (2007-2010).
Professional Code of Conduct	I am a full member of the Chartered Institute of Ecology and Environmental Management.

Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Suitably Qualified Ecologist	Stacey Cougill
Signature of Ecologist	SC
Date	05/10/2022

Document References

PEA

Boyton road

Document	Reference
Appendix A - Phase 1 Habitat Plan	Created by Alexander Beilby using QGIS 3.8. Base map: OpenStreetMap, 2019. Contains OS data © Crown Copyright [OS Open Map - Local] (2021)
Appendix A - Site Photographs	All photographs of the site taken by Gemma Golding during site survey on 18/06/2021.
Appendix C Haringey's Local Plan	Haringey (2017) Haringey's Local Plan Strategic Policies 2013 - 2026. This can be found at https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf [Last accessed 21/07/2021]
Appendix C - The New London Plan 2021	Greater London Authority (2018) The London Plan. This can be found at https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021 [Last accessed 17/03/2021]
Appendix D - Bats and artificial lighting in the UK	Bats and artificial lighting in the UK - Bats and the Built Environment series (Guidance Note 08/18), Bat Conservation Trust and Institution of Lighting Professionals (2018)
GiGL Data Search	An Ecological Data Search for Boyton road on behalf of Eight Versa (Report reference: 12279aw Prepared by eCountability (2021)

Appendix A - Phase 1 Habitat Plan and Photos

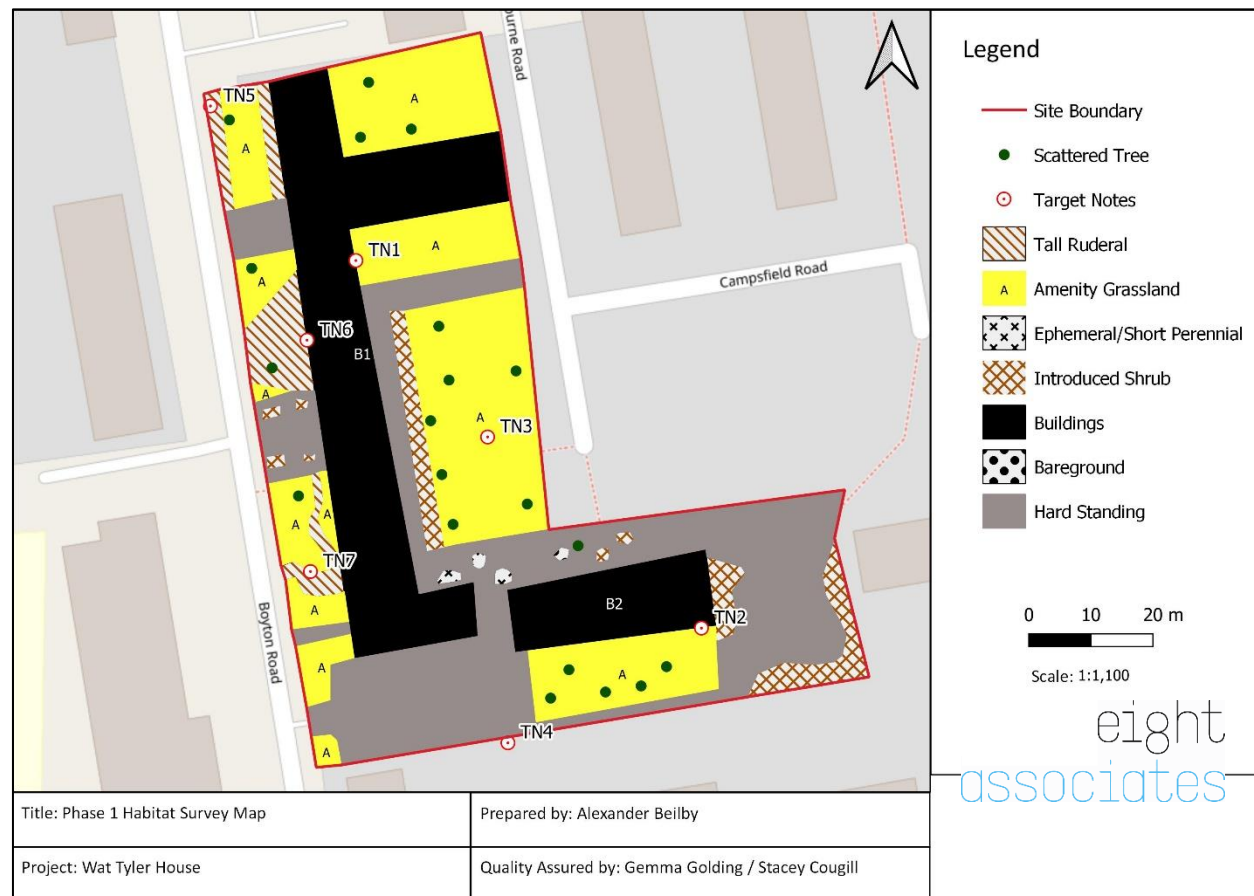
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Appendix A - Phase 1 Habitat Plan and Photos

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Target Note	Description	Photograph Reference
TN1	Loose brick work on east side of building one. Categorised as providing low potential to support roosting bats	Photograph 1
TN2	Decorative brick work. Low down on south side of building 2. Categorised as providing low potential to support roosting bats	Photograph 2
TN3	Seven deciduous trees on an area of amenity grassland. Species include: plum, whitebeam and cherry.	Photograph 3
TN4	Bindweed <i>Convolvulus arvensis</i> and other climbing plants were growing through boundary fence from neighbouring gardens.	Photograph 4
TN5	Mature birch tree on north west boundary of site. Categorised as providing negligible potential to support roosting bats	Photograph 5
TN6	Broken and damaged bricks on the west side of building 1. Categorised as providing low potential to support roosting bats	Photograph 6
TN7	Area of tall ruderal present over an area where surface water drains. No sign of standing water.	Photograph 7

Appendix A - Phase 1 Habitat Plan and Photos

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Photograph 1 Loose brick work on east side of building 1. Categorised as providing low potential for roosting bats



Photograph 2 Decorative brickwork on south side of building 2. Categorised as providing low potential to support roosting bats



Photograph 3 Group of seven deciduous trees on an area of amenity grassland. Species include: plum, whitebeam and cherry.



Photograph 4 Bindweed and other climbing plants growing over fence from neighbouring gardens



Photograph 5 Mature birch tree on north west boundary. Categorised as providing negligible potential to support roosting bats



Photograph 6 Damaged brickwork on west side of building 1. (highlighted). Categorised as providing low potential to support roosting bats



Photograph 7 Area of tall ruderal present over an area where surface water drains. No sign of standing water.



Photograph 8 West facing facade of building 1. Categorised as providing low potential to support roosting bats.

Appendix A - Phase 1 Habitat Plan and Photos

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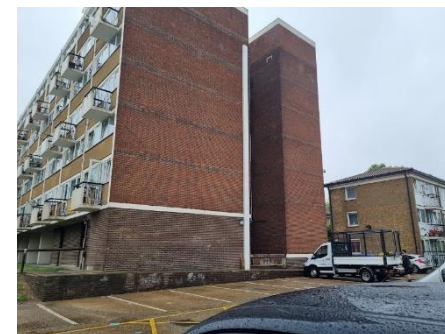
Photograph 9 North east corner of building 1, with deciduous trees on an area of amenity grassland. Trees and building were both categorised as having low potential to support roosting bats.



Photograph 10 Facade of south east corner of building 1. Categorised as having low potential to support roosting bats



Photograph 11 Facade of east side of building 1. Categorised as having low potential to support roosting bats



Photograph 12 Facade of south side of building 1 and current car parking area.



Photograph 13 Facade of east side of building 2. Categorised as having low potential to support roosting bats



Photograph 14 Facade of south side of building 2, and group of deciduous trees including late cotoneaster. Building and trees both categorised as having low potential to support roosting bats



Photograph 15 One of the stands of butterfly bush amongst an area of tall ruderal on the west side of the site



Photograph 16 Area of tall ruderal at north west of the site

Appendix B – Relevant Legislation

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Bats

All species of bat are fully protected under the Conservation of Habitats and Species Regulations 2017. It is illegal to injure, kill, capture or disturb a bat. It is also illegal to damage, destroy or obstruct trees, buildings or other places used for roosting, even if bats are not present.

Most development and maintenance work affecting bats and / or roosts e.g. bridge / tree maintenance works, demolition, barn conversions etc., therefore require a Habitats Regulations License for work to take place legally.

All bat species are also protected under the Wildlife and Countryside Act 1981 (as amended). This means they are additionally protected from intentional or reckless disturbance, intentional or reckless obstruction of access to any place of shelter or protection; and/or, selling, offering or exposing for sale, possession or transporting for purpose of sale.

Wild Birds

The Wildlife & Countryside Act 1981 (as amended) is domestic legislation for Great Britain. The Act includes the UK's domestic implementation of the species protection of the European Directive on the Conservation of Wild Birds (79/409).

Under the Wildlife and Countryside Act 1981 all birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions to intentionally:

- Kill, injure or take any wild bird.
- Take, damage or destroy the nest of any wild bird while it is in use or being built.
- Take or destroy the egg of any wild bird.
- Have in one's possession or control any wild bird (dead or alive) or any part of a wild bird that has been taken in contravention of the Act or the Protection of Birds Act 1954.

Have in one's possession or control any egg or part of an egg that has been taken in contravention to the Act. This includes items taken or killed before the passing of the Act.

- Have in one's possession or control any live bird of prey of any species in the world (with the exception of vultures and condors) unless it is registered and ringed in accordance with the Secretary of State's regulations.
- Have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered (and in some cases ringed) in accordance with the Secretary of State's regulations.
- Disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

West European Hedgehog

The West European Hedgehog is listed on schedule 6 of the Wildlife and Countryside Act (1981) which makes it illegal to kill or capture wild hedgehogs, with certain methods listed. They are also listed under the Wild Mammals Protection Act (1996), prohibiting cruel treatment of hedgehogs.

Appendix C – Local Biodiversity Policy

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Haringey's Local Plan, 2017

Relevant policies from the Haringey Local Plan are included below.

6.3 Open Space and Biodiversity

Sustainable Community Strategy (SCS)

SCS Priorities:

- Provide award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle; and
- Manage our environmental resources more effectively

SP13: Open Space and Biodiversity

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 opportunities;
- Protection, management and maintenance of existing 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).

Nature Conservation

The Haringey Biodiversity Action Plan 2009 aims to conserve, enrich and improve biodiversity value and celebrate the wildlife in Haringey through informing local people and involving more people in its enjoyment and conservation and, where possible, increase the population of key species and habitats, such as woodland.

The Council's Greenest Borough Strategy 2008-2018 'Going Green', sets out the long term strategy and framework to secure a clean, safe and environmentally sustainable future for the borough. With regard to biodiversity and nature conservation in the borough, any new development and regeneration in general will have some potential to contribute towards nature conservation.

Appendix C – Local Biodiversity Policy

PEA

Boyton road

The New London Plan, 2021

Relevant policies from The New London Plan are included below.

Policy G1 – 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.

Policy G2 – London's Green Belt

- A. The Green Belt should be protected from inappropriate development:
 - 1. development proposals that would harm the Green Belt should be refused
 - 2. the enhancement of the Green Belt to provide appropriate multi-functional uses for Londoners should be supported.
- B. The extension of the Green Belt will be supported, where appropriate. Its de-designation will not be supported.

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Policy G3 Metropolitan Open Land

- A. Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:
 - 1. Development proposals that would harm MOL should be refused. MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
 - 2. boroughs should work with partners to enhance the quality and range of uses of MOL.
- B. The extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:
 - 1. it contributes to the physical structure of London by being clearly distinguishable from the built-up area
 - 2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 - 3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 - 4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.
- C. Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs. MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified, ensuring that the quantum of MOL is not reduced, and that the overall value of the land designated as MOL is improved by reference to each of the criteria in Part B.

Appendix C – Local Biodiversity Policy

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- A. Development Plans should:
 - 1. undertake a needs assessment of all open space to inform policy. Assessments should identify areas of public open space deficiency, using the categorisation set out in Table 8.1 of The Intend to Publish London Plan as a benchmark for the different types required.140 Assessments should take into account the quality, quantity and accessibility of open space
 - 2. include appropriate designations and policies for the protection of open space to meet needs and address deficiencies
 - 3. promote the creation of new areas of publicly-accessible open space particularly green space, ensuring that future open space needs are planned for, especially in areas with the potential for substantial change
 - 4. ensure that open space, particularly green space, included as part of development remains publicly accessible.
- B. Development proposals should:
 - 1. not result in the loss of protected open space 2 where possible create areas of publicly accessible open space, particularly in areas of deficiency

Policy G5 Urban greening

- A. 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

- B. 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 of the Intend to Publish London Plan, 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).
- C. 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.

Policy G6 Biodiversity and access to nature

- A. Sites of Importance for Nature Conservation (SINCs) should be protected.
- B. 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

Appendix C – Local Biodiversity Policy

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- 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.

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

Policy G7 Trees and woodlands

- A. 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.
- B. In their Development Plans, boroughs should:
 - 1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site²
 - 2. identify opportunities for tree planting in strategic locations.

- C. Development proposals should ensure that, wherever possible, existing trees of value are retained³. 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.

² Forestry Commission/Natural England (2018): Ancient woodland and veteran trees: protecting them from development <https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland>

³ Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012

Appendix D – Artificial Lighting for Bats

PEA

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Illuminating a bat roost can cause disturbance (Downs et al 2003) and this may result in the bats deserting the roost or even becoming entombed within it (Packman et al 2015). Light falling on a roost access point will at least delay bats from emerging and this shortens the amount of time available to them for foraging (Boldogh et al 2007). In addition, the associated flightpath to and from the access point is just as valuable and vulnerable as the roost itself. Severing a key flightpath some distance from the roost could cause desertion in its own right. In addition to causing disturbance to bats at the roost, artificial lighting can also affect the feeding behaviour of bats. There are two aspects to this. One is the attraction that light from certain types of light sources has to a range of insects; the other is the presence of lit conditions posing a barrier to movement.

Sources of lighting which can disturb bats are not limited to roadside or external security lighting, but can also include light spill via windows, permanent but sporadically operated lighting such as sports floodlighting, and in some cases car headlights. Additionally, glare (extremely high contrast between a source of light and the surrounding darkness – linked to the intensity of a luminaire) may affect bats over a greater distance than the target area directly illuminated by a luminaire and must also be considered on your site.

Luminaires come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires.

All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.

- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- Column heights should be carefully considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light.
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

For further information on designing artificial lighting for bats, please see the Bat Conservation Trust and Institution of Lighting Professionals' Guidance Note 08/18.