

**BIODIVERSITY ASSESSMENT REPORT FOR PROPOSED
DEVELOPMENT OF LAND AT REAR OF 18 DENMARK
STREET LONDON N17 0JL PREPARED FOR ATLAS
PROPERTY LONDON LIMITED.**

JUNE 2022



ARBORICULTURAL CONSULTANTS

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SUMMARY

A walk-over survey was conducted on 10TH June 2022. No evidence of any protected species was found on the site.

In addition to a site survey, a desk study was undertaken. This involved searching the Greenspace Information for Greater London CIC (GiGL) and Magic Maps websites.

The site is an enclosed, undeveloped backland area located to the rear of Denmark Street, Park Lane, Manor Road and Chalgrove Road. The site has remained unmanaged and is becoming overgrown with vegetation.

No active bird nests were present within the application site, although it was possible that the occasional concealed nest could have been located in the vegetation noted.

No badger setts were found at the property and no badger field signs were present such as a latrine and scrapes.

There were no wetland features present at the application site, which could be used by amphibians such as breeding great crested newts.

The proposed development will have no impact on the biodiversity of the locality.

1. Introduction

1.1. Instructions

1.1.1. We have been instructed by Sattish Jassal Architects to undertake a Preliminary Ecological Assessment (PEA) detailing the status of known or potential ecological constraints to the proposed development. The purpose of this survey is to provide an assessment of the habitats and potential for protected species on the site, informing appropriate recommendations for further surveys and mitigation where required.

1.1.2. The proposed development is to construct part one and two-storey buildings to provide 100% affordable housing for homeless families (Use Class C3) comprising six homes and associated open space.

1.2. Drawings and Documents

1.2.1. We can confirm sight of the following documents and drawings:

- Site Survey. Drawing number 8180978/4101 Rev A at scale 1:100@A1 dated January 2019.
- Satish Jassal Architects Planning Documents.

2. Background Information

2.1 Planning Requirements

2.1.1. Biodiversity/Geological Survey and Assessment Report – The Planning Authority must consider the conservation of biodiversity when determining a planning application – this includes having regard to the safeguarding of species protected under the Wildlife and Countryside Act 1981; the Conservation (Natural Habitats etc.) Regulations 1994; or the Badgers Act 1992; as well as designated sites and priority habitats. Where a proposed development is likely to affect protected species, a designated site, priority habitat or geological feature, the application must be accompanied by a Biodiversity/Geological Survey and Report.

2.1.2. If the application involves any of the development proposals shown in Table 1 (Column 1) of that document a protected species survey and assessment will be required. If the application is likely to affect any of the designated sites, priority habitats or biodiversity features listed in Table 2 or geological features listed in Table 3, a relevant survey and assessment must be submitted with the application. Exceptions to when a survey and assessment may not be required are also explained in these tables.

2.2. Compliance with Haringey Local Plan

2.2.1. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes

include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage. SP13: Open Space and Biodiversity
New development shall protect and improve Haringey's parks and open spaces.

2.2.2. All new development should enhance and enrich Haringey's built environment.

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques.
- 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).

3. Site inspection and methodology

3.1 Inspection

3.1.1. The site was inspected on 10th June 2022 by Fiona Critchley of Arboricultural Solutions LLP. All arboricultural and ecological data contained in this report was recorded at that time. Weather conditions were clear and sunny with adequate visibility.

3.1.2. A walkover survey of the proposed development site was undertaken in order to identify the habitats present and any potential or actual material constraints relating to protected/notable species.

3.1.3. In addition to a site survey, a desk study was undertaken. This involved searching the Greenspace Information for Greater London CIC (GiGL) and Multi-Agency Geographic Information for the Countryside (MAGIC) websites for information on notable/protected species within 1km and designated sites within 2km of the site.

3.1.4. This survey records the flora and fauna evident on the day of the site visit. It does not record any flora or fauna that may appear at other times of the year, and as such, were not evident at the time of visit.

3.1.5. The proposed development site itself is not covered by any statutory designation and there are no statutory designated conservation sites within 2km of the planned works site.

3.1.6. The proposed development site is not covered by any Statutory designation. However, it is located 665 metres east of Watermead Way Woodland a Priority Habitat

Inventory Deciduous Woodland, and 845 metres east of Lea Valley Reservoirs a Priority Lakes Habitat and Site of Special Scientific Interest.

3.1.7. The proposal is to develop an enclosed backland and construct a residential scheme with 100% affordable rented housing. As the existing site is isolated from the above habitats within an existing residential area the development proposal will have no significant impact on any of the above designations.

4. Results

4.1 Habitat Overview:

4.1.1. The site is an enclosed, undeveloped backland area located to the rear of Denmark Street, Park Lane, Manor Road and Chalgrove Road. The site has remained unmanaged and is becoming overgrown with vegetation. The habitat area is defined as 'Urban' by Natural England.

4.2 Inspection

4.2.1. A walkover survey of the proposed development site was undertaken in order to identify the habitats present and any potential or actual material constraints relating to protected/notable species.



Photograph 1 taken from southwest corner of proposed development area looking to northeast corner.



Photograph 2 taken from northeast corner of proposed development area looking to southwest corner.

4.2.2. The site currently comprises an approximately rectangular area enclosed by the wooden larch-lap fencing of the rear gardens of residential properties in Denmark Street, Park Lane, Manor Road and Chalgrove Road. It is a small brownfield site that has not been accessed for several years and is becoming dominated by ruderal vegetation, dominated by Bramble (*Rubus* species), Stinging Nettle (*Urtica dioica*) and Bindweed (*Calystegia sepium*) and False Oat-grass (*Arrhenatherum elatius*). There are some areas of dense Ivy (*Hedra helix*) on the eastern and southern sides of boundary fencing.

4.3 Protected Species

3.3.1. Amphibians - There is no pond on the site itself to attract breeding amphibians and the site provides no significant foraging and shelter opportunities for amphibians. Therefore, the site should be considered to have a negligible potential to support breeding Great Crested Newt and other amphibians.

3.3.2. Reptiles – The site provides no significant foraging and shelter opportunities for reptiles.

3.3.3. Birds - The site is not likely to support a notable bird population, however the Ivy growth around the site may provide nesting habitats for common bird species, which are protected during the breeding season (February-August).

3.3.4 Badger - No signs of badger were observed on the site in the form of latrines, snuffle holes, hairs or badger setts. The habitats on site are sub-optimal for this species and lack connectivity to suitable habitats. The site should be considered to have a low potential to support badgers.

3.3.5. Bats - The surrounding woodland and residential garden areas may hypothetically

provide some forage areas suitable for bats, but these are isolated from any open water source with few navigational features between roosting sites. Therefore, the development area is considered to have a low potential for roosting bats.

3.3.6. Hedgehog - Hedgehogs are known to be present in the wider area, as shown in the desktop study, but there were no field signs such as droppings to suggest they have visited the application site. Some potential foraging habitat is present here, therefore, it should be considered that the site has the potential to support Hedgehog within the boundaries.

5. Conclusions

5.1.1. It is clear from the site inspection and desktop study that no protected species are present within or adjacent to the proposed development area.

5.1.2. The habitats adjacent to the site are common and should not be considered to be of conservation importance. The residential garden areas are considered to be of low potential and no further botanical surveys are required.

5.1.3. The proposed development complies with Policy SC11, 12 and 13 and aims to protect and enhance the biodiversity value of the site as follows:

- A detailed landscape proposal will be provided within any full planning application and will include tree and shrub planting. The planting will include a selection of species chosen to enhance the amenity of the development and specified to complement the new building as part of a cohesive design providing long term continuation of amenity and canopy cover.
- The opportunity to enhance biodiversity can be maximised through the provision of soft landscaping, tree planting, green roofs and the management of non-native invasive species on the site.

**Fiona Critchley B. Sc. (Sp. Hons), Ad Dip. F. Arbor. A, Tech Cert. (AA), R.F.S Cert Arb
LANTRA Professional Tree Inspector. Certified in Bat Awareness Training.**