

A large, stylized green leaf graphic that curves across the upper half of the page. It contains faint, darker green images of various plants and foliage.

Preliminary Ecological Appraisal and Bat Building Survey

Omega Works A, Hermitage Road
July 2022

Preliminary Ecological Appraisal and Bat Building Survey

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28/07/2022

Majorlink Limited

115 Craven Park Road

London

N15 6BL

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Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Brighton, BN2 6AH

T: 01273 307 1670 E: info@phlorum.com W: www.phlorum.com

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Non-technical Summary

Phlorum Ltd was commissioned by Majorlink Limited to undertake a Preliminary Ecological Appraisal and bat building survey which was carried out at Omega Works A, Hermitage Road on the 8th December 2021, in order to determine whether any ecological constraints could affect the proposed works for the site.

Current proposals are for a mix of employment use, warehouse living, and residential use at the site. The survey area extended over approximately 0.36 hectares (ha).

The main findings of the surveys are as follows:

-  The site is not subject to any statutory or non-statutory designations. The closest statutory site is Railway Fields, Green Lanes LNR which is located approximately 450m to the northwest at its closest point and the survey area does not support any features that contribute to the designation of this site.
-  The site comprised buildings, hardstanding, and a small non-native tree.
-  No further targeted surveys have been recommended for the site.
-  A precautionary approach to works in respect to breeding birds is recommended to minimise any adverse impacts on this species group.
-  It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

Further information on precautionary working practices together with recommended mitigation and enhancement measures are discussed in Section 5.

1. Introduction

Background

- 1.1 Phlorum Ltd has been commissioned by Majorlink Limited to undertake a Preliminary Ecological Appraisal, and a bat building survey, to inform the potential ecological constraints of proposed future development of Omega Works A, Hermitage Road, London, N4 1NA (hereafter referred to as “the site”).
- 1.2 The purpose of the Preliminary Ecological Appraisal was:
 - 🌿 to identify the major habitats present;
 - 🌿 to identify the potential for any legally protected species to be present; and
 - 🌿 to recommend any additional ecological surveys, if required.
- 1.3 As part of the assessment, a desktop review and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species.
- 1.4 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2017 and 2018).
- 1.5 Following the site survey in December 2021, a Preliminary Ecological Appraisal report was produced to cover Omega Works A and the adjacent site, Omega Works B. This Preliminary Ecological Appraisal has now been produced following the splitting of the two sites, using information from the December 2021 site survey.
- 1.6 It is understood that the proposed development plans include a mix of employment use, warehouse living, and residential use at the site.

Site Location

- 1.7 The site is situated in an urban location within Haringay Warehouse District, approximately 350m north of the A503. The site is immediately bound by roads to the north and south, buildings to the east, and scattered trees to the west. The wider surrounds consist mostly of residential, commercial, and industrial properties, with associated small areas of amenity grassland and scattered trees. The site is situated 200m north of the New River. Finsbury Park is located 450m to the west and Woodberry Wetlands 550m to the south.
- 1.8 The National Grid Reference for the centre of the site is TQ 32315 88089. The survey area extended over approximately 0.36 hectares (ha).

2. Methodology

Desk Study & Consultations

Database and Map Search

- 2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 1km radius of the site. The database and map search was based on available information provided by the following sources:
-  Greenspace Information for Greater London CIC (GiGL, 2021);
 -  Multi-Agency Geographical Information for the Countryside (MAGIC, 2022);
 -  Ordnance Survey mapping;
 -  Aerial photography; and
 -  The Woodland Trust online Ancient Tree Inventory.

Habitat Survey and Assessment

- 2.2 Phlorum Limited carried out an ecological survey of the site on the 8th December 2021. The survey was carried out by a suitably qualified ecologist, Natalie Arscott, who has over 2 years professional experience of undertaking ecological surveys. The weather conditions during the survey were overcast and dry with a moderate breeze.
- 2.3 The field survey comprised a walkover inspection of the land and habitats present. The survey followed standard Phase 1 survey methodology (JNCC, 2010) and covered all accessible parts of the site, including boundary features. Habitats were described and mapped (Figure 1: Appendix A). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale (Appendix D).
- 2.4 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.
- 2.5 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2010) for vascular plant species.

Protected Species Assessment

- 2.6 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:

- Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
 - On-site ponds offering potential breeding opportunities for great crested newts (*Triturus cristatus*) and the presence of suitable terrestrial habitat including hedgerows and rough grassland;
 - The presence of features in, and on trees, indicating potential for roosting bats Chiroptera, including knot and rot holes, loose bark. Secondary evidence of bats including staining, droppings and feeding remains were also looked for;
 - The presence of nesting habitat for breeding birds, including mature trees, dense scrub and hedgerows and direct evidence of bird nesting including bird song, old nests etc.;
 - Habitats considered suitable to support badger (*Meles meles*) setts, and evidence in the form of hair, pathways and latrines;
 - Presence of woodland and or hedgerows providing suitable habitat to support hazel dormice (*Muscardinus avellanarius*);
 - Riparian habitat supporting suitable features for water voles (*Arvicola amphibius*) and otters (*Lutra lutra*), and the
 - Presence of nationally protected and/or invasive plants.
- 2.7 The potential presence for protected species is categorised as **Negligible, Low, Moderate, High** or **Present**, based on the findings of the field survey and on the evaluation of existing data.
- 2.8 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Preliminary Roost Assessment

- 2.9 The inspection of the onsite buildings was carried out on the 8th December 2021 concurrently with the initial habitat survey, in accordance with good practice guidelines (Collins, 2016).
- 2.10 The interior and exterior of the structures were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.
- 2.11 The external inspection comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.

2.12 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:

-  Day Roost - where individual bats, or small groups of males, rest or shelter in the day
-  Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
-  Feeding 'Perch' Roost - where bats hang to eat or catch their prey or rest at night between feeding sessions.
-  Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
-  Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation.
-  Maternity Roost – where female bats give birth and raise their young.
-  Satellite Roost – an alternative roost found in close proximity to the main nursery roost colony and used by a few individual breeding females to small group of breeding females through the breeding season.

Caveat

Data Search Constraints

2.13 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Survey Constraints

- 2.14 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.
- 2.15 The survey was carried out outside of the growing season and therefore many species may not have been visible above ground or readily identifiable.
- 2.16 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area and any direct evidence on the site. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.

- 2.17 It is however considered that the survey was sufficiently rigorous to assess the ecological value of the site.

Bat Survey Constraints

- 2.18 Bats are mobile animals which can move roost sites throughout the year. It is possible that surveys carried out in December may miss roosts occupied earlier in the year. However, where undisturbed, it is generally possible to find secondary evidence of bats throughout the year.
- 2.19 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

Limitations

- 2.20 This appraisal also does not constitute as a full invasive species survey. All surveys are subject to the conditions on site at the time of the survey. Site surveys are non-intrusive and rely on the visual identification of aboveground growth. If parts of a site are inaccessible then these areas can often not be surveyed, unless they can be viewed from other areas. If any aboveground growth is being managed or has been disturbed or covered, or the below ground growth is dormant, then it may be impossible for us to identify invasive plants in these areas during our non-intrusive survey.

3. Baseline Conditions

Aerial Photography and OS Maps

- 3.1 Aerial photographs and OS maps show the site to consist of several buildings surrounded by hardstanding. The immediate surroundings are composed of predominantly roads and buildings with associated small areas of amenity grassland and scattered trees. A bank of trees and grassland associated with Harringay Stadium Slopes SINC is situated adjacent to the site's western boundary. There appears to be one river and no ponds or drainage ditches within 500m of the site.

Statutory and Non-Statutory Designated Sites

Statutory Sites

- 3.2 The only statutory designated site within 1km of the site is Railway Fields, Green Lanes Local Nature Reserve (LNR) which is located 450m to the northwest. Table 1 provides further details of this statutory site.

Table 1: Statutory Sites within 1km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Railway Fields, Green Lanes LNR	Railway Fields has been developed as an educational resource centre for schools and groups of people to visit throughout the borough. Although small, the site is abundant in wildlife, containing habitats such as a woodland copse, grassland, and a small pond.	0.87	450m to the northwest

Non-statutory Sites

- 3.3 The closest non-statutory designated site is Harringay Stadium Slopes Site of Importance for Nature Conservation (SINC) which is located adjacent to the site's western boundary. There are 11 non-statutory sites within 1km of the site, all of which are SINC. Table 2 provides a list of the closest five of these.

Table 2: Non-Statutory Sites within 1km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Harringay Stadium Slopes SINC	A steep vegetated bank on the site of the old stadium, with woodland and grassland good for butterflies.	1.02	Adjacent to site to the west
New River SINC	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.	30.41	160m to the south
Tottenham Railsides SINC	Triangles of railside land in Haringey, forming an important wildlife corridor. The triangles contain willow (<i>Salix</i> sp.) woodland, a rare habitat in London, and there is a pond in the eastern triangle. The embankments support sycamore (<i>Acer pseudoplatanus</i>) woodland with areas of rough grassland, tall herbs and scrub.	18.16	220m to the north
St Ann's Hospital Wood SINC	A narrow strip of woodland alongside the embankment of the Barking to Gospel Oak railway line. Habitats include secondary woodland, semi-improved neutral grassland, and tall herbs.	0.70	260m to the north
Finsbury Park SINC	A large and popular public park giving its name to an area of north London. The current nature conservation of the site is somewhat limited, although there are plenty of mature trees. An area of gravelly grassland on the south-west edge of the park supports an interesting range of spring ephemerals and the New River runs through the park.	45.28	430m to the west

Ancient Woodland

- 3.4 There is no ancient woodland covering any part of the site or immediately adjacent to the site. No trees on or adjacent to the site are listed on the Woodland Trusts' Ancient Tree Inventory.

- 3.5 The closest area of ancient woodland is located 3.3km to the west.

Habitats

Site Summary

- 3.6 The site comprised buildings, hardstanding, and a small non-native tree.
- 3.7 The main habitats recorded within the site are described below. Additional details are shown on the habitat survey plan in Appendix A, and photographs are provided in Appendix B.

Buildings

- 3.8 There were six buildings on the site, several of which were interconnecting. They were primarily used as apartments or offices, and occupied the main area of the site. Several of the buildings were irregularly shaped and composed of various different segments. It is understood that all the onsite buildings will be demolished as part of the development proposals.

Building 1 (B1)

- 3.9 Building 1 (B1) was a small, single-storey brick-built building with a bitumen-felted flat roof (see Photograph 1 in Appendix B).

Building 2 (B2)

- 3.10 Building 2 (B2) was a rectangular, single-storey breezeblock-constructed building (see Photographs 2 & 3 in Appendix B). The northern extent of the building had a bitumen felted flat roof and the southern extent had a curved roof composed of corrugated metal sheets.

Building 3 (B3)

- 3.11 Building 3 (B3) was a brick-built building with two distinct segments (see Photograph 4 in Appendix B). The northern extent of the building was single storey with a bitumen felted flat roof, onto which a terrace had been built. The southern extent of the building had a tall gable roof composed of corrugated metal sheets with overlaid Perspex sheets.

Building 4 (B4)

- 3.12 Building 4 (B4) was a large irregularly shaped brick-built building with several distinct segments (see Photographs 5 & 6 in Appendix B). The central length of the building had a tall gable roof composed of a mixture of corrugated metal sheets, Perspex sheets, and bitumen felt. The other segments had bitumen felted flat roofs.

Building 5 (B5)

- 3.13 Building 5 (B5) was a large two-storey brick-built building (see Photographs 7 & 8 in Appendix B). The building had a bitumen felted flat roof, on top of which further residential structures were situated. These included a small timber-constructed cabin with a flat roof and a larger barn-style structure with walls and a double-pitched gable roof composed of corrugated metal sheets with overlaid Perspex sheets. An upper storey extension, under which the access track passed, also joined the north-western corner of building B5 to building B2 and an offsite building.

Building 6 (B6)

- 3.14 Building 6 (B6) was a large two-storey brick-built building (see Photographs 9 & 10 in Appendix B). The eastern portion of this building had a flat roof and the western portion had a double-pitched gable roof composed of corrugated metal sheets with overlaid Perspex sheets.

Hardstanding

- 3.15 Concrete hardstanding made up the entire area surrounding the buildings (see Photograph 11 in Appendix B).

Non-Native Tree

- 3.16 In the north-eastern corner of the site, on the site boundary, was a small buddleia (*Buddleja davidii*) tree (see Photograph 12 in Appendix B). Buddleia is a non-native species of concern.

Preliminary Roost Assessment

- 3.17 The buildings on the site were all examined externally for features that could indicate use by bats.
- 3.18 Buildings B2, B4, B5, and B6 were inspected internally. It was not possible to gain access to all parts of every building, however the inspection was considered to be sufficiently thorough to make a reliable roost assessment.
- 3.19 Buildings B1 and B3 were examined externally only.
- 3.20 Internally, none of the buildings contained separate roof voids. Several of the buildings had flat roofs. Where there were gable or curved roofs, the building design was open plan with the roof panels completely exposed internally. Given that the buildings were occupied at the time of the survey, it is considered that bats would be highly unlikely to roost inside these buildings due to the high level of disturbance to which they would be exposed. In addition, the corrugated metal roofing would not provide a suitable surface for bats to grip to and the properties of the metal roofing could create unstable temperature fluctuations.
- 3.21 No bats, secondary evidence of bats, points of egress, or potential roosting features were seen in any of the onsite buildings.

- 3.22 The site's location within a built-up urban environment with a limited amount of potential foraging habitat in the immediate vicinity (as seen in aerial photographs) also made it unlikely that bats would use these building for roosting.

Protected Species

- 3.23 Legislation relating to the protected species referred to in this section is included in Appendix C.
- 3.24 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 1km radius.

Reptiles

- 3.25 The data search returned recent (post-2005) records of slow-worm (*Anguis fragilis*) and grass snake (*Natrix helvetica*) within 1km of the site.
- 3.26 During the survey no features were seen that could support breeding, foraging, or commuting reptiles.
- 3.27 Overall the site was assessed as having **negligible** potential to support reptiles.

Amphibians

- 3.28 The data search returned no recent (post-2005) records of great crested newt (*Triturus cristatus*) within 1km of the site.
- 3.29 Aerial photographs and maps show no ponds or drainage ditches within 500m of the site.
- 3.30 During the survey no features were seen that could support breeding, foraging, or commuting newts.
- 3.31 It is considered that the site offers **negligible** potential for breeding newts and **negligible** potential for foraging and commuting newts.

Bats

- 3.32 The data search returned recent (post-2005) records of bats from the genera pipistrelle (*Pipistrellus*), *Myotis*, and noctule (*Nyctalus*) occurring within the 1km search area.
- 3.33 During the survey no potential bat roosting features were seen in any of the onsite buildings. The small non-native tree was unsuitable for supporting bat roosts.
- 3.34 Overall it is considered that the site offers **negligible** potential for roosting bats.

Birds

- 3.35 Several Red or Amber listed Birds of Conservation Concern¹ (BoCC), and notable² bird species were returned by the data search that may utilise habitats within and around the site. Species include house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*), and European herring gull (*Larus argentatus*).
- 3.36 During the survey a single small tree was seen, which could potentially support nesting birds. There were also small areas of flat roof, primarily on buildings B5 and B6, which could provide sub-optimal habitat for limited species of roof-nesting birds, such as European herring gull.
- 3.37 Overall it is considered that the site offers **low** potential for breeding birds.

Badgers

- 3.38 Records for this species are kept confidentially and were not returned by the data search.
- 3.39 The habitats on site were not suitable for either breeding or foraging badgers. Given the lack of suitable habitat in the immediate vicinity and the wall surrounding the site, it is thought to be highly unlikely that badgers would commute across the site.
- 3.40 Overall, the site offered **negligible** potential for breeding badgers and **negligible** potential for foraging and commuting badgers.

Hazel Dormice

- 3.41 The data search returned no recent (post-2005) records of hazel dormice (*Muscardinus avellanarius*) within 1km of the site.
- 3.42 The site did not contain the type or density of vegetation that would be suitable for supporting either breeding or commuting dormice.
- 3.43 Overall it was considered that the site offered **negligible** potential to support breeding dormice.

Water Voles

- 3.44 The data search returned no recent (post-2005) records of water vole (*Arvicola amphibius*) within 1km of the site.
- 3.45 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging, or commuting water vole.

¹ Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

² Notable Birds are based on a list of birds that are particularly scarce or vulnerable either at national or a regional level. The majority of these bird species are designated as Schedule 1 species, under the Wildlife and Countryside Act 1981 (as amended), or listed as red or amber-listed BoCC.

- 3.46 Overall it was considered that the site offered **negligible** potential to support breeding water voles and **negligible** potential to support commuting and foraging water voles.

Otters

- 3.47 The data search returned no recent (post-2005) records of otter within 1km of the site.
- 3.48 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging, or commuting otters.
- 3.49 Overall it was considered that the site offered **negligible** potential to support breeding otter and **negligible** potential to support commuting otter.

Stag Beetles

- 3.50 The data search returned recent (post-2005) records of stag beetle (*Lucanus cervus*) within 1km of the site.
- 3.51 There was no evidence of stag beetle, or the habitat they require seen during the survey.
- 3.52 Overall, the site offered **negligible** potential for stag beetle.

Invasive Plants

- 3.53 The data search returned recent (post-2005) records of invasive plant species including Japanese knotweed (*Reynoutria japonica*), cotoneaster (*Cotoneaster*) and Canadian waterweed (*Elodea canadensis*) occurring within the 1km search area in the past 15 years. These plants are listed as invasive in Schedule 9 of the Wildlife and Countryside Act (1981 amended).
- 3.54 During the survey a specimen of buddleia was seen (See Photograph 12 in Appendix B). While not listed in Schedule 9 of the Wildlife and Countryside Act (1981 amended), it appears on the Non Native Species Secretariat (NNSS, 2022)³ and London Invasive Species Initiative (LISI, 2022)⁴ as an invasive species of concern.

³ GB Non Native Species Secretariate (NNSS) (2022). Accessed from www.nonnativespecies.org

⁴ London Invasive Species Initiative (LISI) (2022). Accessed from www.londonisi.org.uk.

4. Evaluation

- 4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by CIEEM (2017 and 2018) and in accordance with BS 24040:2013. This is provided below.
- 4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.
- 4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

- 4.4 Features of International Importance are principally sites covered by international legislation or conventions. The Conservation of Habitats and Species Regulations 2017 (as amended) implements the Natural Habitats and Wild Fauna and Flora (92/43/EC) (Habitats Directive) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e. Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).
- 4.5 The site is not subject to any international statutory nature conservation designations. The closest site of International Importance is Lee Valley SPA located 2.1km to the east. The qualifying species for this SPA are bittern (*Botaurus stellaris*), gadwell (*Anas strepera*), and shoveler (*Anas clypeata*). The site does not provide any supporting habitat for this designated site or for its qualifying species.

Features of National Importance

- 4.6 Features of national importance include Sites of Special Scientific Interest (SSSIs) which are designated under the Wildlife and Countryside Act 1981 (as amended). The site is not subject to any national statutory nature conservation designations and it is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of SSSIs at an appropriate geographic level⁵.
- 4.7 The closest designated site of national importance for nature conservation is Walthamstow Marshes SSSI located 2.1km to the east. The site does not provide any supporting habitat for this SSSI.
- 4.8 The site is also located within the 3km Impact Risk Zone of Walthamstow Reservoirs SSSI and the 5km Impact Risk Zone of Hampstead Heath Woods SSSI, but the site does not have any supporting habitat for either of these SSSIs.

Features of Regional (i.e. Greater London) Importance

- 4.9 The site does not include any features of value at this level neither is it likely to be selected as a SNCI based on the results of the current survey.

Features of District (i.e. Haringey) Importance

- 4.10 The site is relatively small and does not support any features that were considered to be of value at this level.

Features of Local (i.e. Haringay Warehouse District) Importance

- 4.11 The site does not support any features that were considered to be of value at this level.

Features of Value Immediate Vicinity (c. 250m) of the Project

- 4.12 The onsite buildings are considered to be of limited value within the immediate vicinity, however they provide some potential habitat to support a limited range of breeding birds. There was no vegetation of notable value on the site.

Summary

- 4.13 Overall, on the basis of the survey results and the above criteria, habitats within the site are considered to be of limited ecological value within the immediate vicinity only. The site provides some suitable habitat to support breeding birds. However, populations of these are unlikely to be locally significant.

⁵ JNCC Guidelines for selection of biological SSSIs (see <http://jncc.defra.gov.uk/page-2303#download>).

Local Plan Evaluation

- 4.14 It is considered that the statutory Haringey Local Plan (Adopted 2013) contains the following nature conservation policies relevant to the site. A summary of these policies is provided below. The full text of the relevant policies is contained in the Legislation section in Appendix C and this should also be referred to.

Haringey Local Plan (2013)

-  Policy DM19 – Nature Conservation; and
-  Policy DM21 – Sustainable Design, Layout and Construction.

5. Discussion and Recommendations

Discussion

- 5.1 The survey site is located at Omega Works, Hermitage Road, London, N4 1NA. The survey area extended over approximately 0.36 hectares (ha). Habitats to be impacted by the development proposals include buildings, hardstanding, and a small non-native tree.
- 5.2 Design proposals include a mix of employment use, warehouse living, and residential use at the site.
- 5.3 Habitats within the proposed development area were assessed as being of limited value to wildlife within the local vicinity with low potential to support breeding birds, and these species may pose a constraint to works.
- 5.4 No further targeted surveys are recommended for the site.
- 5.5 A precautionary approach to site clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group.
- 5.6 Details regarding specific mitigation, including precautionary working practices together with habitat enhancement measures are provided below.

Recommendations

Breeding Birds

- 5.7 Areas of flat roof on the onsite buildings, particularly buildings B5 and B6, provide a small amount of suitable nesting habitat for a limited range of roof-nesting birds. The small tree could also support nests. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).
- 5.8 In order to avoid any potential impact on breeding birds, the demolition of the buildings and removal of the tree should preferably be undertaken outside the main bird nesting season which runs from March to August inclusive⁴, with possible between September and February. Where this is not possible, an ecologist would need to check the roofs of the buildings and the tree for active nests and signs of bird breeding activity.
- 5.9 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

Habitat Retention

- 5.10 All adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance, and protected during any proposed works. Protection should be in the form of fencing and signs installed for the duration of the works.

Habitat Enhancement

- 5.11 New development offers the opportunity for habitat enhancement in accordance with national and local planning policy and some recommendations are included below.

Control of Invasive Non-Native Species (INNS)

- 5.12 A specimen of buddleia were identified on the site. Whilst not listed in Schedule 9 of the Wildlife and Countryside Act (1981 amended), this species appears on the Non Native Species Secretariat (NNSS, 2022) and the London Invasive Species Initiative (LISI, 2022) register of species that are of concern.
- 5.13 We recommend that a member for the Property Care Association Invasive Weed Control Group (PCA IWCG) is contacted to manage this species.

Bird and Bat Boxes and Bricks

- 5.14 Additional bird nesting and bat roosting provision could be incorporated into new design proposals. These could either be installed on trees or incorporated into the new building design. Some recommendations are made below as a guide.
- 5.15 Bat roosting opportunities could be provided through the installation of boxes on the outside of the walls or remaining trees, such as the Schwegler 2F, or other makes of a similar design, such as Chavenage Bat box. There are a range of bat boxes available and these can be selected to suit the development and bat species in the locality.
- 5.16 Bird boxes could be installed on the walls of the new buildings which could include the following Schwegler bird house or 1B makes, or similar designs from alternative suppliers. If the client is happy for bird boxes to be installed on the walls of the new buildings then a Schwegler sparrow terrace 1SP could also be used.
- 5.17 Further details of the bird and bat boxes are provided in Appendix F.
- 5.18 Bat boxes should be installed at appropriate locations ideally with south-east, south, or south-west facing aspects at least 3m from ground level. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds. If installed on the buildings, these should ideally be positioned directly below the eaves.
- 5.19 Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

Hedgehog and Wildlife Friendly Pathways

- 5.20 Hedgehogs are a rapidly declining species. By providing pathways hedgehogs, and other wildlife, will be able to migrate across the site.
- 5.21 Hedgehogs need short grass areas to search for invertebrate prey. Log piles and decaying vegetation are used to forage and hibernate in. Areas of leaf litter can be collected and used in nests. Dense scrub areas are also useful to build hibernation nests during winter. Hedgerows and other wildlife corridors allow hedgehogs and wildlife to migrate across a site. This is helped by installing hedgehog holes in fences (at least 13cm by 13cm) at ground level.

Compensatory Planting

- 5.22 Additional tree and shrub planting could be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area. Some species of known wildlife value are listed in Appendix E.

6. Conclusions

- 6.1 The site survey revealed the following habitats:
-  Buildings;
 -  hardstanding; and
 -  a non-native tree.
- 6.2 The site is not subject to any statutory or non-statutory designations. The closest statutory site is Railway Fields, Green Lanes LNR which is located approximately 450m to the northwest at its closest point and the survey area does not support any features that contribute to the designation of this site.
- 6.3 No further targeted surveys have been recommended for the site.
- 6.4 A precautionary approach to works in respect to breeding birds is recommended to minimise any adverse impacts on this species group.
- 6.5 It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

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8. Glossary of Terms

BAP	Biodiversity Action Plan
BRC	Biological Records Centre
CIEEM	Chartered Institute of Ecology and Environmental Management
Habitats Directive	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
NNR	National Nature Reserve
Nomenclature	The system of devising of names for plants
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal- formerly referred to as a Phase 1 Habitat Survey
SAC	Special Area of Conservation
SNCI	Site of Nature Conservation Interest
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Figures and Appendices

Appendix A

Habitat Map



Figure 1: Omega Works A Habitat Survey Map

Drawn by: NA
On the: 26-July-2022
Not to Scale
Ref: 11554



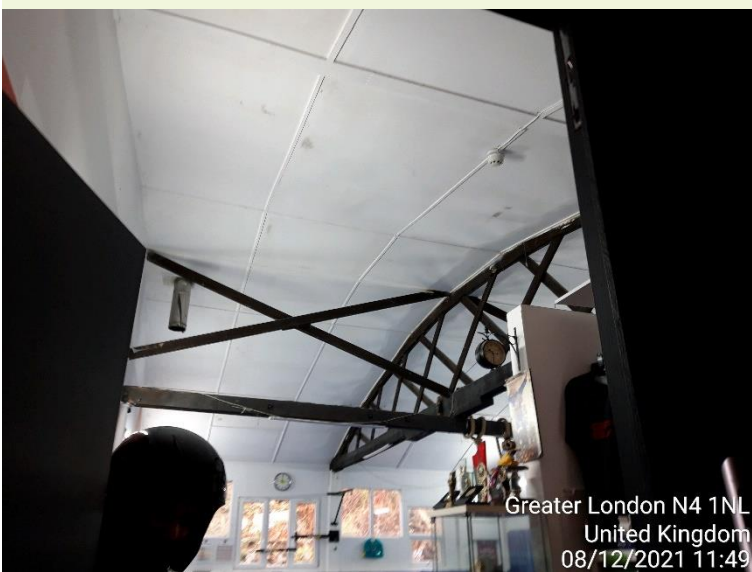
Phlorum Limited, 12 Hunns Mere Way,
Woodingdean, Brighton, East Sussex,
BN2 6AH
Tel: +44(0)1273 307167
Web: www.phlorum.com
Email: info@phlorum.com

Appendix B

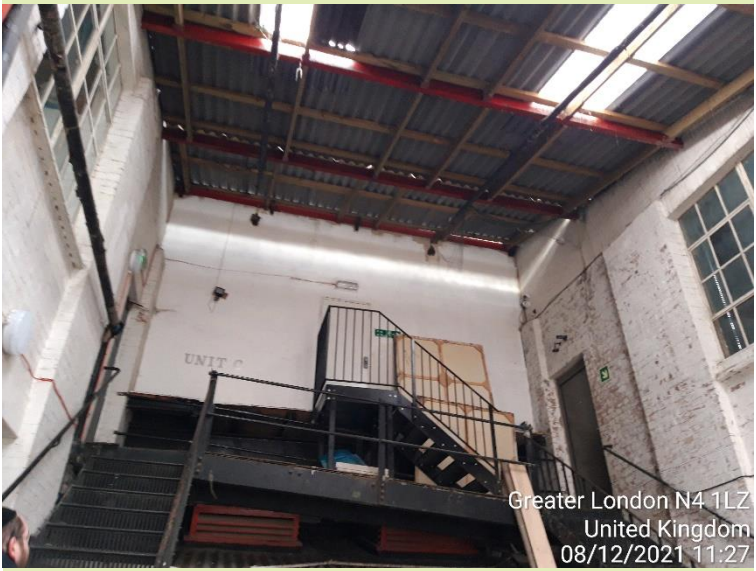
Photographs

Photographs

Photo No.	Feature	Photograph of Feature
1	Building B1	 Greater London N4 1LZ United Kingdom 08/12/2021 11:13
2	Building B2	 Greater London N4 1LZ United Kingdom 08/12/2021 11:14

3	Building B2 (internal)	 Greater London N4 1NL United Kingdom 08/12/2021 11:49
4	Building B3	 Greater London N4 1LZ United Kingdom ~08/12/2021 11:50
5	Building B4	 Greater London N4 1LZ United Kingdom 08/12/2021 11:52

6	Building B4 (internal)	 Greater London N4 1LZ United Kingdom 08/12/2021 11:15
7	Building B5	 Greater London N4 1NL United Kingdom 08/12/2021 11:48
8	Further structures atop building B5	 Greater London N4 1LZ United Kingdom 08/12/2021 11:23

9	Building B6	 Greater London N4 1LZ United Kingdom 08/12/2021 11:27
10	Building B6 (internal)	 Greater London N4 1LZ United Kingdom 08/12/2021 11:27
11	Hardstanding	 Greater London N4 1LZ United Kingdom 08/12/2021 11:12

12

Small buddleia (*Buddleja davidii*) tree on the site boundary.



Appendix C

Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive⁶ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CROW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

-  Countryside and Rights of Way (CROW) Act 2000;
-  Deer Act 1991;
-  Natural Environment & Rural Communities (NERC) Act 2006;
-  Protection of Badgers Act 1992; and
-  Wild Mammals (Protection) Act 1996.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act (1992), which consolidated and added to the previous Badger Acts of 1973 and 1991. Under this legislation it is an offence to:

-  cruelly ill-treat a badger, including use of tongs and digging;

⁶ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

-  intentionally or recklessly cause a dog to enter a badger sett;
-  intentionally or recklessly damage, destroy or obstruct access to a badger sett⁷ or any part thereof;
-  intentionally or recklessly disturb⁸ a badger when it is occupying a badger sett;
-  possess or control a dead badger or any part of a badger;
-  sell or offers for sale, possesses or has under his control, a live badger; and
-  wilfully kill, injure, take, or attempt to kill, injure or take a badger.

A Development Licence will be required from Natural England for any development works affecting an active badger sett, or to disturb badgers while individuals are occupying the sett. Depending on the nature of the works and the specifics of the sett, badgers could be disturbed by work near the sett even if there is no direct interference or damage to the sett itself. Natural England has issued guidelines on what constitutes a licensable activity. There is no provision in law for the capture of badgers for development purposes and therefore it is not possible to obtain a licence to translocate badgers from one area to another.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering or exposing for sale, possession or transporting for purpose of sale.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring or capturing of Schedule 2 species (all bats);
-  deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.

⁷ A badger sett is defined in the legislation as *"any structure or place which displays signs indicating current use by a badger"*. This includes seasonally used setts. Natural England (2009) have issued guidance on what is likely to constitute current use of a badger sett: www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

⁸ For guidance on what constitutes disturbance and other licensing queries, see Natural England (2007) Badgers & Development: A Guide to Best Practice and Licensing. www.naturalengland.org.uk/Images/badgers-dev-guidance_tcm6-4057.pdf, Natural England (2009) Interpretation of 'Disturbance' in relation to badgers occupying a sett www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf, Scottish Natural Heritage (2002) Badgers & Development. www.snh.org.uk/publications/online/wildlife/badgersanddevelopment/default.asp and Countryside Council for Wales (undated) Badgers: A Guide for Developers. www.ccw.gov.uk.

- deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

- intentionally (or recklessly in Scotland) kill, injure or take any wild bird;
- intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built;
- intentionally 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, which has been taken in contravention of the Act;
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
- use traps or similar items to kill, injure or take wild birds;
- have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
- in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- intentional or reckless disturbance of dependent young of such a bird;

- in Scotland only, intentional or reckless disturbance whilst lekking; and
- in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

- historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
- moderate (25-49%) decline in UK breeding population over last 25 years;
- moderate (25-49%) contraction of UK breeding range over last 25 years;
- moderate (25-49%) decline in UK non-breeding population over last 25 years;
- species with unfavourable conservation status in Europe (Species of conservation Concern);
- five year mean of breeding pairs in the UK;
- ≥50% of UK breeding population in 10 or fewer sites;
- ≥50% of UK non-breeding population in 10 or fewer sites;
- ≥20% of European breeding population in UK; and
- ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non breeding populations in UK.

Hazel Dormice

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2017 through its inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring or capturing;
- deliberate disturbance as to impair its ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

- intentional or reckless disturbance;

- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under the Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

- sand lizard (*Lacerta agilis*);
- smooth snake (*Coronella austriaca*);
- natterjack toad (*Epidalea calamita*);
- great crested newt (*Triturus cristatus*); and
- pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

- deliberate killing, injuring or capturing of species listed on Schedule 2;
- deliberate disturbance of any Schedule 2 species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
- deliberate taking or destroying of the eggs of a Schedule 2 species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and

- selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- adder (*Vipera berus*);
- grass snake (*Natrix natrix*);
- common lizard (*Zootoca vivipara*); and
- slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- intentionally (or recklessly in Scotland) kill or injure these species; or
- sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession or transport for the purpose of sale:

- common frog (*Rana temporaria*);
- common toad (*Bufo bufo*);
- smooth newt (*Lissotriton vulgaris*); and
- palmate newt (*L. helveticus*).

Water Voles

The water vole (*Arvicola amphibius*) (= *terrestris*) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- intentionally kill, injure or take (capture) this species;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and
- sell, offer or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the

activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otters

Otters (*Lutra lutra*) are fully protected under The Conservation of Habitats and Species Regulations 2017 through their inclusion on Schedule 2. Regulation 41 prohibits:

- 🌿 deliberate killing, injuring or capturing of otters;
- 🌿 deliberate disturbance as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- 🌿 deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- 🌿 damage or destruction of a breeding site or resting place; and
- 🌿 keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- 🌿 intentional or reckless disturbance (at any level);
- 🌿 intentional or reckless obstruction of access to any place of shelter or protection; and
- 🌿 selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

- 🌿 mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

- 🌿 intentionally (or recklessly in Scotland) picking, uprooting or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
- 🌿 selling, offering or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2017. Regulation 45 makes it an offence to:

- 🌿 deliberately pick, collect or destroy a wild Schedule 5 species; and
- 🌿 be in possession of, or control, transport, sell or exchange any wild live or dead Schedule 5 species or anything derived from it.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2017.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

- 🌿 Japanese knotweed (*Fallopia japonica*);
- 🌿 giant hogweed (*Heracleum mantegazzianum*);
- 🌿 Himalayan balsam (*Impatiens glandulifera*);
- 🌿 certain species of rhododendron (*Rhododendron* sp.); and
- 🌿 certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

- 🌿 plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

Habitats

International Statutory Designations

-  Special Protection Areas (SPAs): Terrestrial SPA's are afforded protection by The Conservation (Natural Habitats, &c. Regulations 1994 (as amended) and offshore SPA's are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended). SPAs are designated under the EC Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). SPAs are areas recognised as important habitat for rare and migratory birds within the European Union (rare birds as listed on Annex I of the Directive).
-  Special Areas of Conservation (SACs): These areas are designated under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), designated for the habitats and (non-bird) species listed on Annexes I and II to the Directive under the same regulations as detailed for SPA's.
-  Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water or peatland and may be natural or artificial, permanent or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000.

National Statutory Designations

-  Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
-  National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

-  1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

-  Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
-  The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry and land used for the keeping or breeding of horses, ponies or donkeys.

National Planning Policy

-  The National Planning Policy Framework (NPPF) (2021) replaces the former NPPF 2019, 2018 and 2012, and the former PPS9 document and emphasises the need for sustainable development. The Framework specifies the need to protect and enhance biodiversity and geodiversity. Identify and safeguard components of local wildlife-rich habitats and wider ecological networks including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors; and stepping that connect them. Plus partnerships for habitat management, enhancement, restoration or creation. The Framework aims to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Local Planning Policy

Haringey Local Plan (2013)

DM19: Nature Conservation

4.1 Haringey's Strategic Policies Local Plan broadly sets out the Council's approach to protecting and improving its open space and other biodiversity assets. The policies in the following section give effect to the Strategic Policies and ensure the appropriate level of protection for Haringey's open and green spaces.

4.2 Additionally, the section sets out how the Council expects new development to contribute to enhancing provision of and access to open and green spaces, particularly in areas of identified deficiency. It also describes how the Council intends to facilitate linking of the Borough's open and green spaces, to strengthen the network of green infrastructure for the benefit of the environment and local communities.

4.3 The London Plan and the Strategic Policies Local Plan respond to the issue of climate change, both through promoting mitigation and adaptation measures. The Plans seek to ensure that new development incorporates the latest sustainable design and construction methods, particularly to improve the energy performance of buildings and reduce carbon emissions, as well as to reduce and mitigate flood risk.

4.4 This section sets out further detailed requirements to guide proposals for new development, helping to ensure that they are built to the highest environmental standards, fully optimise opportunities for more sustainable energy provision, and proactively respond to flood and water management (including drainage) needs in Haringey's highly urbanised setting.

4.5 This section also includes environmental protection policies including for the management of air quality, noise and light pollution, contaminated land and hazardous substances.

4.6 London Plan Policy 7.19 gives effect to the Londonwide Biodiversity Action Plan and seeks to ensure that boroughs and other stakeholders take a proactive approach to the protection, enhancement and management of biodiversity. Policy SP13 sets out how the Council will assist in delivering these regional objectives having particular regard to Haringey's Biodiversity Action Plan and the Greenest Borough Strategy. This policy sets out further detailed requirements to support implementation of Policy SP13.

4.7 The Council will seek to ensure that development over the plan period both safeguards and improves biodiversity across the Borough, including on designated nature conservation sites and other sites of ecologic importance. Whilst no internationally designated sites⁶ are located within the Borough, there are several within a 10km radius of its boundary and therefore merit consideration on development proposals. Other designated nature conservation sites, including Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation and Ecological Corridors are provided various levels of protection under the London Plan and legislation including Wildlife and Countryside Act 1991 and National Parks and Access to the Countryside Act 1949.

4.8 The aim of this policy is to ensure that nature conservation is fully considered as part of the site selection, design and development process. In addition to safeguarding the conservation value of designated and other important ecological sites, proposals should seek opportunities to enhance biodiversity wherever possible, such as through appropriate landscaping. Sites in close proximity to SPAs and Ramsar sites should be designed so as not to cause visual or acoustic disturbance to the designated site during the development's operational phase.

4.9 In line with principles set out in national planning policy, if significant harm resulting from a development cannot be avoided the Council will seek appropriate mitigation measures to address the effects of development on nature conservation. This could include biodiversity offsetting or other measures to support implementation of Haringey's Biodiversity Action Plan, to be secured through planning obligations or planning conditions. Any mitigation will need to be agreed by the Council and applicants will be expected to demonstrate why such mitigation measures are necessary.

4.10 The Council will seek to ensure that construction activities within close proximity to nature conservation sites, particularly SPAs and Ramsar sites, are appropriately managed. The Council will give due consideration to the timing of works (outside of wintering bird season, which is November to February) and may require acoustic and visual screening if works are to be undertaken between November and February.

DM21: Sustainable Design, Layout and Construction

4.25 The principles of sustainable design, layout and construction are set out in London Plan Policy 5.3. The principles cut across a number of policies in this Local Plan and all proposals should positively respond to them by engaging with the Haringey Development Charter (see Policy DM1). The application of sustainable design principles can help to improve the environmental performance of buildings, making them more resilient to climate change and mitigating their effect on it. Sustainable design and construction therefore provides clear environmental advantages. It also offers social and economic benefits. This includes more efficient buildings with cheaper operating costs, which is of benefit to future owners or occupiers and particularly those at risk of fuel poverty.

4.26 The London Plan requirements for major development may not be fully financially viable or technically feasible for minor and household development. Much will depend on individual site circumstances and the nature and scale of development proposed. However, the Council is mindful of the cumulative impact of development in the Borough and will therefore seek to ensure that all proposals adequately investigate and deliver opportunities for incorporating sustainable design, layout and construction principles wherever possible. Consideration should be made at the very early stage in the design process to ensure maximum use and benefit.

4.27 For assistance with implementation of this policy applicants are encouraged to refer to Haringey's Sustainable Design and Construction Supplementary Planning Document and other relevant London Plan guidance.

4.28 London Plan Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy, as follows: 1 Be lean: use less energy 2 Be clean: supply energy efficiently 3 Be green: use renewable energy.

4.29 The first step in the hierarchy should be met through adopting sustainable design principles. The second step should be met by prioritising decentralised energy, for which local requirements are set out below (see Policy DM22). The third step is to use renewable energy. 4.30 London Plan Policy 5.2 requires reductions in regulated CO2 emissions over the 2010 Building Regulations (Part L) with a graduated tightening of standards to achieve zero carbon by 2016 to residential buildings and 2019 for non-domestic buildings. The policy reflects the Government's previous intention to introduce a step-change in the national Building Regulations. However, the Summer Budget 2015 states that the Government will not progress with the proposed 2016 increase in on-site energy efficiency standards, but keep these under review. The Council will continue to monitor changes in higher level policy and ensure proposals meet the appropriate minimum required reduction in carbon emissions on-site by prioritising use of the energy hierarchy.

4.31 Development proposals should seek to integrate the cooling hierarchy in accordance with sustainable design, layout and construction principles. This will help to ensure that buildings are better equipped to manage their cooling needs in energy efficient ways over their lifetime. This policy applies the cooling hierarchy set out in the London Plan: 1 Minimise internal heat generation through energy efficient design 2 Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls 3 Manage the heat within the building through exposed internal thermal mass and high ceilings 4 Passive ventilation 5 Mechanical ventilation 6 Active cooling systems (ensuring they are lowest carbon options)

4.32 Measures at the highest priority level of the cooling hierarchy should be applied to the fullest extent possible before relevant measures at the next level are considered.

4.33 Applicants will be expected to undertake dynamic thermal modelling to ensure that the development does not overheat. This is particularly important for south facing dwellings, top floor living accommodation and development proposed for users that are more susceptible from overheating risk (elderly, long term sick, young children). The GLA has developed with the Chartered Institute of Building Services Engineers (CIBSE) guidance for developers to address the risk of overheating in buildings. This document is titled 'TM49: Probabilistic design summer years for London'. This dynamic modelling should address future temperatures likely to be experienced over the lifetime of the development. Alongside this model applicants should submit evidence showing how the principles of the cooling hierarchy have influenced the design.

4.34 Existing building stock in Haringey factors significantly in local carbon emissions. The Borough's interactive heat loss map indicates that many residential properties are energy inefficient. Sustainable retrofitting offers an opportunity to improve the environmental performance of existing buildings particularly where conversions, refurbishments, changes of use and extensions are proposed.

4.35 This policy seeks to encourage proposals for minor and householder development to incorporate energy efficient measures (such as internal roof, floor and wall insulation) as a cost-effective way to reduce carbon emissions. External wall insulation is also supported in principle although any such treatment must be sympathetic to character and historic significance of the existing building and surrounding area, having regard to other Local Plan policies, particularly Policies DM1 and DM9. The use of energy efficient appliances is also strongly recommended as a simple way to reduce energy use and carbon emissions.

4.36 Urban greening can make an important contribution not only to biodiversity and amenity but also to climate change adaptation. Living roofs (green and brown roofs) and green walls offer many environmental benefits such as improving the thermal performance of buildings, reducing on-site energy demands and limiting the 'urban heat island' effect. They also contribute to sustainable drainage by absorbing rainfall, reducing run-off and improving water quality.

4.37 The Council will strongly encourage the incorporation of urban greening measures where vertical surfaces face public spaces, particularly to enhance the visual appearance of buildings and improve public amenity. However, it is recognised that living roofs and walls may not be appropriate in certain settings, such as Conservation Areas, and the policy will be applied subject to individual site circumstances. Applicants are encouraged to refer the GRO Green Roof Code (2014) which is accepted good practice guidance.

4.38 The type and source of materials used for the construction of buildings has a major impact on sustainability. It is now common for building materials and their components to be assessed in terms of their environmental impact across their entire life cycle, including through energy ratings. The Council encourages applicants to use materials with high environmental performance ratings wherever possible.

4.39 The use of locally sourced labour has many benefits, including support for the local economy through provision of local jobs and limiting environmental impacts by reducing travel distance and promoting sustainable travel modes.

4.40 The London Plan currently provides that boroughs may establish carbon offsetting arrangements in order to maximise carbon emission reductions. Subject to Government and regional policy, the Council will give consideration to the use of carbon offsetting payments where it can be suitably demonstrated that proposals are unable to meet carbon emissions reductions targets on-site. Further details in this regard are set out in the Council's Planning Obligations SPD. Carbon costing will be established using a recognised price of carbon in line with London Plan supplementary planning guidance, or further local guidance as appropriate.

Appendix D

Plant Species List

Plant Species List

Scientific nomenclature follows Stace (2010) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British Bryophytes* for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, L = locally

Key to qualifiers: G=garden origin, P=planted, Y = young, S=seedling or sucker, T=tree, H=hedge, W=water, ? = identification uncertain.

Scientific Name	Common Name	Abundance	Qualifier
<i>Buddleja davidii</i>	Buddleia	R	T, Y

Appendix E

Suggested Compensatory Planting

Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (*R. pimpinellifolia*) N

California lilac (*Ceanothus* spp.), (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.) (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.), (*O. x hastii*), (*O. macrodonta*) and (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel (*Corylus avellana*) N (*C. maxima*) NN

Viburnum (*Viburnum* spp.), wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) E Note: *V. lantana* can become invasive in more open habitats.

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.), wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.), edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.), edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.), summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.) (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. N.B. *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Appendix F

Bird and Bat Box Designs

Bird and Bat Box Designs

Bird Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Nest Box 1B Hole-fronted 26mm entrance hole	16 x 16 x 23	Multi-purpose, including: blue-, marsh-, coal and crested tit and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole.	Suitable walls or semi-mature/mature trees and shrubs; attached to a tree trunk or hung from branches. Ideal points include discrete areas away from predators, such as against walls, plant and metal supports.
	Schwegler Bird House 32mm entrance hole	15 x 21 x 33	Multi-purpose, including: great-, blue-, marsh- and coal tit, redstart, nuthatch, pied flycatcher and sparrows.	Fixed to a semi-mature/mature tree trunk, wall or fence using the hanging bracket on the back. Between 1.5 m and 3 m high, and should be sited higher if your area has a particularly high cat population.

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Sparrow Terrace 1SP	20 x 43 x 24.5	House sparrow. It may also occasionally attract tits, redstarts and spotted flycatchers.	In an elevated position such as on post/platform within dense shrub/tree planting or on top of lighting columns. Alternatively, they could be attached to the side of a building. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Due to its weight (15kg), it is not suitable for fences or garden sheds. Ideally place the terrace two metres or more above the ground. Either install on the surface of the wall using the plugs and screws provided, or install directly into the wall. Cleaning is not necessary. The front panel can be removed by turning the screw hook.

Bat Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	2F Schwegler Bat Box (General Purpose) with or without Double Front Panel	16 x 16 x 33	Without panel: Particularly successful with brown long-eared bat. Also used by noctule. With panel: Ideal for crevice-dwelling species: pipistrelles, Myotis species (particularly Daubenton's), Leisler's and serotine.	On trees or buildings and at a height of 3 to 6m. In open sunny positions and in groups of 3 to 5 facing different directions. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.
	Chavenage Bat Box	10 x 18 x 38	Small crevice-dwelling bats e.g. pipistrelles.	On trees in gardens or woodland and also on house walls. 2.5 - 5m high on a building, mature tree or vegetation line (trees/tall hedge) or on a feeding/flight route in partial daytime sun. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.



Phlorum Limited

Head Office & Registered Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

Northern Office:

Ground Floor
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY
T: 0161 955 4250

Western Office:

One Caspian Point
Pierhead Street
Cardiff Bay
Cardiff
CF10 4DQ
T: 029 2092 0820

info@phlorum.com
www.phlorum.com

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