

PRELIMINARY ECOLOGICAL APPRAISAL

SEVEN SISTERS HARRINGAY



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Seven Sisters
Harringay
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REPORT

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Prepared for:

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EXECUTIVE SUMMARY

- RPS were commissioned by the Applicants to undertake a Preliminary Ecological Appraisal of the Eade Road/Overbury Road Warehouse District Site. This comprised a desk study, Phase 1 Habitat Survey and an ecological scoping survey, which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.
- The proposals involve the re-development of the section of the warehouse district to provide high quality mixed-use space.
- The site is approximately 2.15 ha in size and comprises a section of the Harringay Warehouse District, with eleven buildings, areas of introduced shrub organised in garden areas, a hedgerow along the eastern alleyway and a few scattered trees. To the south of the site across Eade Road runs a section of New River. The habitat on site is common and widespread and largely of negligible importance. It is therefore considered that there will be no impacts to priority habitats under the proposals.
- There is one statutory designated site and 28 non statutory designated sites within 2 km of the site. The Lee Valley SPA and Ramsar is at a distance from the site such that there is unlikely to be any adverse effects of the proposed development. The New River SINC is almost adjacent to the site; therefore, a Construction and Environment Plan (CEMP) has been recommended to protect it throughout development.
- Any existing buildings and any large trees that are subject to planning applications involving their removal should be subject to a Preliminary Roost Assessment to accurately assign potential for supporting roosting bats, which would inform the requirements for further surveys.
- Some of the areas of ornamental planting on site are suitable for nesting birds. Therefore, any vegetation clearance should be carried out outside the nesting bird season, or under the guidance of a suitably qualified ecologist.
- During the site walkover a few patches of Buddleja shrub were recorded growing in some of the planters. Although not covered by WACA Schedule 9, Buddleja is considered invasive to London. As the proposed development involves the demolition of this building any Buddleja should be removed from the site and prevented from spreading any further.
- New development in the District has the opportunity to achieve Biodiversity Net Gain (BNG), thereby enhancing the site for its ecological value.
- Given the site location (London), to comply with relevant local policy, it is also recommended an Urban Greening Factor (UGF) Assessment be carried out.

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1 INTRODUCTION

1.1 Purpose and scope of this report

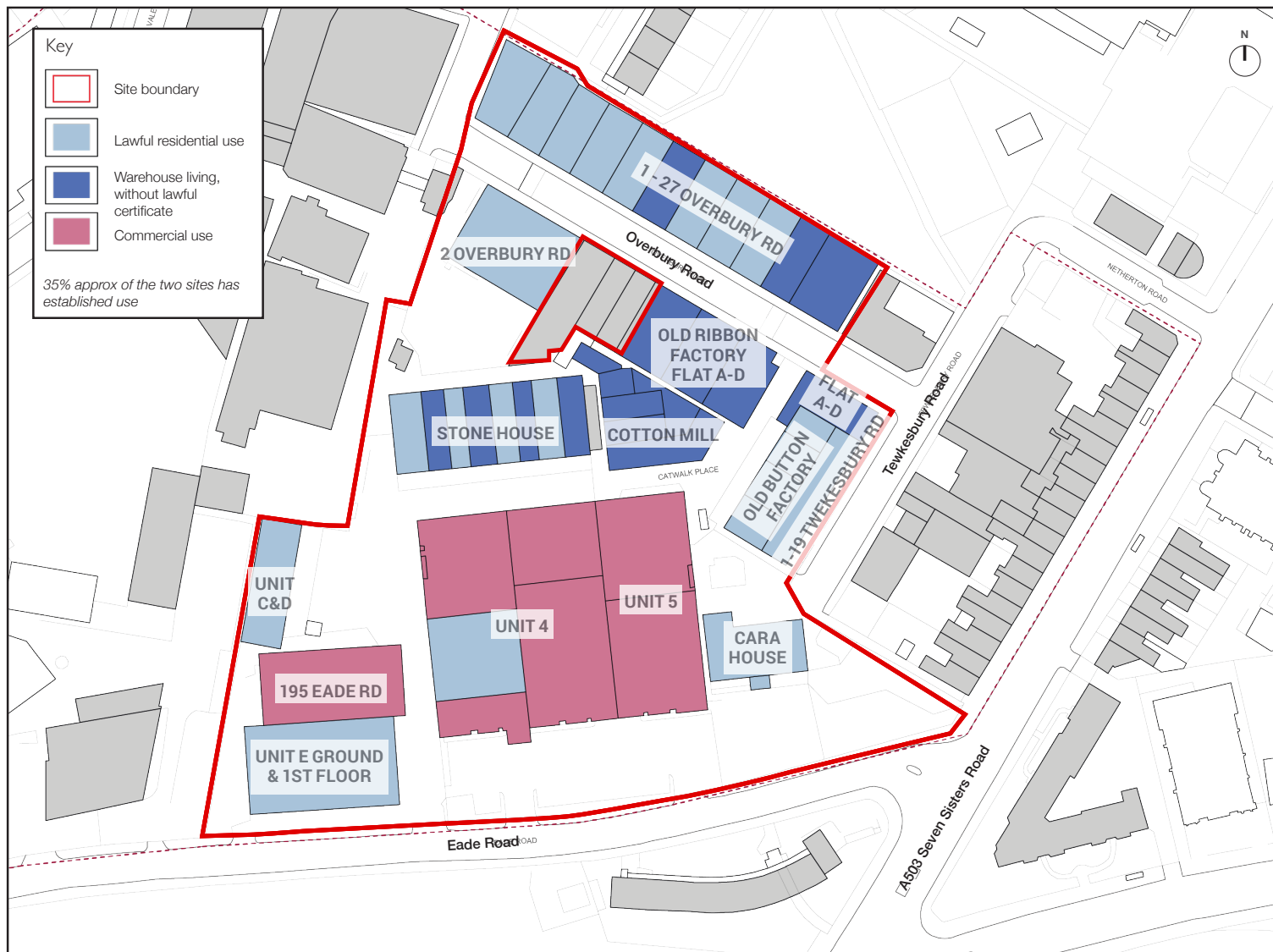
- 1.1.1 RPS was commissioned by the Applicants to undertake a Preliminary Ecological Appraisal (PEA) of an area of the Eade Road / Overbury Road Warehouse District site.
- 1.1.2 To undertake an initial assessment of the potential ecological impact of the proposals, a desk study, Phase 1 Habitat Survey, and a preliminary protected species assessment were carried out. This is termed as a Preliminary Ecological Appraisal Report (PEAR) in accordance with CIEEM (2017). This assessment is considered 'preliminary' until any required protected species, habitat or invasive species surveys are completed, and the results incorporated into a final Ecological Appraisal or Ecological Impact Assessment (EclA) which supports the planning application.
- 1.1.3 The PEA aims to:
- undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
 - map and assess the habitats present on site;
 - assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
 - provide outline options for mitigation measures as appropriate; and
 - make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.
- 1.1.4 This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS. The surveys and desk-based assessments undertaken as part of this review and subsequent report including the Ecological Appraisal Notes are prepared in accordance with the British Standard for Biodiversity Code of Practice for Planning and Development (BS42020:2013).

1.2 Study area and Zone of Influence

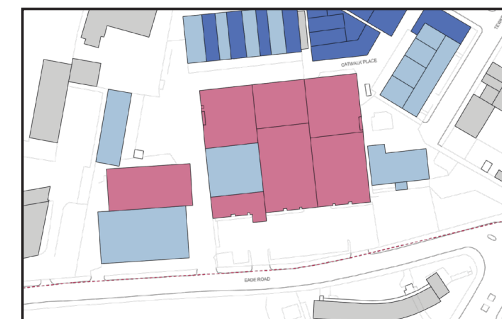
- 1.2.1 The site is located between Eade Road and Overbury Road, Haringey. The site is approximately 2.15 ha in size. The National Grid coordinates for the centre of the site are TQ 32678 87996.
- 1.2.2 The site comprises a section of the Haringay Warehouse District, with eleven buildings, areas of introduced shrub organised in garden areas, a hedgerow along the eastern alleyway and a few scattered trees. To the south of the site across Eade Road runs a section of New River.
- 1.2.3 The site location is shown on Figure 1.1. Aerial imaging available via Google Earth Pro was also reviewed to assess the site in relation to its context in the wider landscape. The wider environs are urban, comprising the other residential and commercial properties of Haringey, with the Walthamstow Reservoirs slightly further afield.
- 1.2.4 The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.
- 1.2.5 For this site, the Zone of Influence is considered to be land on and immediately adjacent to the site.

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Figure 1.1: Site location.



Exert of plan showing ground floor lawful use (1:2000)



Exert of plan showing upper floor lawful use (1:2000)

1.3 The Framework

- 1.3.1 This appraisal forms one of a number of baseline studies that have been used to help inform the development of an area wide framework that will be used to help guide and inform the future development of this part of the District.

1.4 Legislation and policy

- 1.4.1 Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application is explained in the relevant sections of this report.
- 1.4.2 The relevant articles of legislation are:
- The National Planning Policy Framework (NPPF, 2022);
 - ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2022);
 - Local planning policies (Sustainable Design & Construction SPD);
 - The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Protection of Badgers Act 1992;
 - The Countryside and Rights of Way Act 2000;
 - The Hedgerow Regulations 1997;
 - The Natural Environment and Rural Communities Act 2006;
 - National / Local Biodiversity Action Plan for Harringey.
- 1.4.3 A summary of legislation relevant to protected or other species identified as potential constraints in this report is provided in Appendix A.

2 METHODS

2.1 Desk Study

- 2.1.1 Ecological records within a 2 km radius of the site were requested from Greenspace Information for Greater London (GiGL). Data requests were limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the site. This included a review of existing statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs), and non-statutory sites, such as Sites of Importance for Nature Conservation (SINCs) and Local Wildlife Sites (LWSs).
- 2.1.2 Locations of statutory designated sites were accessed via the government 'MAGIC' website (MagicMap, 2023).
- 2.1.3 A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

2.2 Ecological Appraisal

- 2.2.1 The ecological appraisal consisted of two components: a Phase 1 Habitat survey and a scoping survey for protected species and other species of conservation concern which could present a constraint to development.
- 2.2.2 The walkover survey was carried out by ecologist Harriet Miles BSc on the 12th of December 2022.
- 2.2.3 The Phase 1 Habitat surveys followed the standard methodology (JNCC, 2010), and as described in the Guidelines for Preliminary Ecological Assessment (CIEEM, 2012). In summary, this comprised walking over the survey area and recording the habitat types and boundary features present.
- 2.2.4 A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The site was assessed for its suitability to support protected species, in particular Great Crested Newts *Triturus cristatus*, reptiles, birds, Badgers *Meles meles*, bats, and other species of conservation importance that could pose a planning constraint.
- 2.2.5 The surveyor looked for evidence of use including signs such as burrows, droppings, footprints, paths, hairs, refugia and particular habitat types known to be used by certain groups such as ponds. Any mammal paths were also noted down and where possible followed. Fence boundaries were walked to establish any entry points or animal signs such as latrines. Areas of bare earth were inspected for mammal prints. Areas of habitat considered suitable for protected species or those of conservation interest were recorded.

2.3 Impact Appraisal

- 2.3.1 The overall ecological appraisal is based on the standard best practice methodology provided by the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). The assessment identifies sites, habitats, species and other ecological features that are of value based on factors such as legal protection, statutory or local site designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Biodiversity Action Plans.
- 2.3.2 The assessment also refers to planning policy guidance (e.g. NPPF) where relevant to relate the value of the site and potential impacts of development to the planning process, identifying constraints and opportunities for ecological enhancement in line with both national and local policy.

- 2.3.3 The methodology for evaluation of the nature conservation value of ecological features affected by development (ecological receptors) is adapted from the current Chartered Institute of Ecology & Environmental Management guidelines for Ecological Impact Assessment (CIEEM, 2016). These guidelines recommend assignment of value (or potential value) to ecological receptors in accordance with the following scale:
1. International;
 2. UK;
 3. National (i.e. England/Northern Ireland/Scotland/Wales);
 4. Regional;
 5. County (or Metropolitan - e.g. in London);
 6. District (or Unitary Authority, City, or Borough);
 7. Local or Parish; and/or
 8. within immediate zone of influence only.
- 2.3.4 Following on from the above, potential constraints to development are identified on that basis, with recommendations for further, more detailed surveys made as appropriate, for example to fully investigate botanical value or to confirm presence / likely absence of a protected species
- 2.3.5 In appraising any impacts, the review considers the client's site proposals and any subsequent recommendations made are proportionate and appropriate to the site and have considered the Mitigation Hierarchy as identified below:
- **Avoid:** Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option.
 - **Mitigate:** Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
 - **Compensate:** Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
 - **Enhance:** The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.
- 2.3.6 When describing impacts on ecosystem structure and function, reference is made to the following aspects where appropriate:
1. extent;
 2. magnitude;
 3. duration;
 4. reversibility;
 5. timing and frequency; and
- 2.3.7 Understanding the nature of the impact enables determination of the effect on the ecological integrity of the ecological receptor. This in turn is assessed against the importance of the receptor to determine the significance of the effect on nature conservation interests as being (i) not significant, or (ii) a significant positive or adverse impact.

2.4 Limitations

Desk Based Assessment

- 2.4.1 The desk study data is third party controlled data, purchased for the purposes of this report only. RPS cannot vouch for its accuracy and cannot be held liable for any error(s) in these data.

Survey

- 2.4.2 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation and prediction of the natural environment.
- 2.4.3 The protected/notable species assessment provides a preliminary view of the likelihood of these species occurring on the site, based on the suitability of the habitat, known distribution of the species in the local area provided in response to our enquiries and any direct evidence on the site. It should not be taken as providing a full and definitive survey of any protected/notable species group.
- 2.4.4 The Phase 1 habitat survey was carried out outside of the optimal survey season (April to October). Although the survey was carried out at a sub-optimal time of year, it is considered that sufficient information was obtained to enable an accurate assessment of the site to be carried out.

Accurate Lifespan of Ecological Data

- 2.4.5 The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for two years, assuming no significant considerable changes to the site conditions.

3 RESULTS

3.1 Designated Sites

- 3.1.1 There are eight statutory designated sites for nature conservation value within 2 km of the site. The closest of these is Railway Fields Local Nature Reserve (LNR), 0.75 km northwest from the site.
- 3.1.2 Twenty-eight non-statutory sites are located within the 2 km search radius of the site. The closest of these is New River Site of Importance for Nature Conservation (SINC), located 0.01 km south of the site.
- 3.1.3 A summary of these sites is provided in Table 3.1 below and the location of each site is detailed in Figure 3.1.

Table 3.1: Designated sites within 2 km of the study area

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
Statutory Sites				
Lee Valley	SPA	447.87	The Lee Valley SPA comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that display a range of man-made and semi-natural wetland and valley bottom habitats. the site qualifies under article 4.1 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the Great Britain population of a species listed on Annex I, in any season: • Bittern <i>Botaurus stellaris</i> the site qualifies under article 4.2 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed on Annex I), in any season: • Shoveler <i>Anas clypeata</i> • Gadwall <i>Anas strepera</i>	1.71
Lee Valley	Ramsar	447.87	The Lee Valley Ramsar site comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that display a range of man-made and semi-natural wetland and valley bottom habitats. The site qualifies under criterion 2 because it supports vulnerable, endangered, or critically endangered species or threatened ecological communities: • The nationally scarce plant species whorled watermilfoil <i>Myriophyllum verticillatum</i> • The rare or vulnerable invertebrate species <i>Micronecta minutissima</i> (a water boatman) The site qualifies under criterion 6 because it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird: • Shoveler <i>Anas clypeata</i> • Gadwall <i>Anas strepera</i>	1.71
Walthamstow Reservoirs	SSSI	178.3	The Walthamstow Reservoirs contain one of the country's major heronries and a particularly large concentration of breeding wildfowl. They are also an important gathering	1.71

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Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			area for moulting tufted duck and in winter attract nationally significant populations of wildfowl and other wetland birds.	
Railway Fields	LNR	0.87	Habitats include a pond, woodland, meadow, hedgerow, marsh, and river. Species of interest include: Mammals - foxes and bats, Reptiles - slow worms and common lizards, Birds - woodpeckers and garden birds, Insects - brimstone butterfly, Plants - Haringey knotweed (unique to Haringey), Trees - ancient field maple.	0.75
Abney Park Cemetery	LNR	12.54	Home to a fantastic collection of trees, it was originally laid out around 1840 as a labelled tree collection (arboretum). The tree collection and the more recently developed woodland areas provide habitat for wildlife including birds, insects, and fungi.	1.04
Parkland Walk	LNR	14.31	The predominant habitat at Parkland Walk is secondary woodland. A large area of naturalised wild plum is present in the Islington section of Parkland Walk. English elm is occasionally present and most abundant in the Islington section. The Islington stretch is also very important for a range of wildlife and includes the borough's only area of acidic grassland which is home to several rare plants and insects	1.33
Springfield Park	LNR	13.59	The site is a Regionally Important Geological Site (RIGS). Formed from the grounds of three private houses, of which only Springfield House (The White House) remains. The Park is around 40 acres in size, with formalised gardens and conservation areas and has extensive views across Walthamstow Marshes.	1.65
Gillespie Park	LNR	3.03	The main habitat is grassland. An amazing 244 plant species, 94 bird species and 24 types of butterflies have been seen here. Species of note include Hungarian Vetch, reed bunting, song thrush, roesel's bush cricket, slender bird's foot trefoil and ruddy darter. The ponds are alive with frogs, newts and dragonflies.	1.70
Non-statutory Sites				
New River	SINC	30.41	Probably London's cleanest waterway; the New River was originally constructed in the early 17th century to supply the capital with drinking water from chalk springs in Hertfordshire. The river supports a diverse aquatic and marginal flora, including the London rarities lesser water-parsnip (<i>Berula erecta</i>), unbranched bur-reed (<i>Sparganium emersum</i>), stream water-crowfoot (<i>Ranunculus penicillatus</i>) and the nationally declining river water-dropwort (<i>Oenanthe fluviatilis</i>). Kingfishers are seen regularly and may breed. The aquatic invertebrate fauna is also likely to also be diverse, as indicated by the range of dragon/damselflies present, which include red-eyed damselfly, which is scarce in London, and very large populations of common blue damselfly. The river supports a good range of fish, including	0.01

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			pike, perch, roach and carp, and may be of value for amphibians. The section beside Stoke Newington West Reservoir (west of Lordship Lane) is owned by Hackney Council, while the rest of the New River is owned by Thames Water. There is public access via a footpath along much of its length except between Finsbury Park and Bowes Park, and between Ridge Avenue at Winchmore Hill and Carterhatch Lane to the north of Enfield. Some parts of the original course, such as the New River Walk in Islington and the Enfield Loop, no longer have fresh water flowing along them and these do not form part of this site.	
Stoke Newington Reservoirs	SINC	21.25	Two small reservoirs surrounded by built-up areas, being fed by the New River from chalk springs. Of interest mainly as a haven for waterfowl. Wintering tufted duck numbers reach national significance at times, particularly in cold weather when the high throughflow of water ensures ice-free conditions. Substantial numbers of moulting tufted duck also spend the summer here. The reservoirs have formerly held important numbers of wintering pochard and smew, but these have since declined. They still attract significant numbers of gadwall, and small numbers of mallard and other waterfowl throughout the year, while regular passage species include common waders. The east basin, an operational water supply reservoir, is the most important of the two for waterfowl, being less disturbed than the west reservoir, which is used for water sports. The reservoirs are also valuable for amphibians, supporting substantial populations of smooth newt and common toad.	0.21
Tottenham Railsides	SINC	18.16	This site consists of the triangles of land at South Tottenham junction and West Junction, and the railsides, mostly on embankments, between Railway Fields and the Lea valley. The triangles contain willow (<i>Salix</i> spp.) 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. The site as a whole provides a substantial area of relatively undisturbed habitat, and is an important corridor leading from the Lea valley into the more built-up parts of the borough.	0.24
Harringay Stadium Slopes	SINC	1.02	A steep bank remains behind the houses of Finsbury Park Avenue, vegetated with a mosaic of sycamore (<i>Acer pseudoplatanus</i>) woodland, scrub of hawthorn (<i>Crataegus monogyna</i>), bramble (<i>Rubus fruticosus</i> agg.) and elder (<i>Sambucus nigra</i>), rough grassland and tall herbs. Deadly nightshade (<i>Atropa belladonna</i>), scarce in London, occurs here at one of very few Haringey sites. The grassland on the south-facing slope is good for butterflies, and supports a colony of common blue.	0.28
St Ann's Hospital Wood	SINC	0.7	This narrow strip of woodland lies on the southern edge of the hospital grounds, alongside the embankment of the Barking to Gospel Oak railway line. The canopy includes ash (<i>Fraxinus excelsior</i>), beech (<i>Fagus sylvatica</i>), oak (<i>Quercus robur</i>), horse chestnut (<i>Aesculus hippocastanum</i>) and poplars (<i>Populus</i> spp.), the latter including a very fine	0.29

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Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			old grey poplar (<i>P. x canescens</i>). There is a single wild service-tree (<i>Sorbus torminalis</i>), while true service-tree (<i>Sorbus domestica</i>) is becoming naturalised through seedlings from several planted trees. The shrub layer consists largely of hawthorn (<i>Crataegus monogyna</i>) and regenerating elm (<i>Ulmus</i> sp.). The ground flora is dominated by nettle (<i>Urtica dioica</i>) and large bindweed (<i>Calystegia silvatica</i>), with rough grassland in more open areas.	
Paignton Road Open Space	SINC	1.98	This small park has numerous trees, including old fruit trees which may be important for invertebrates. Hedges and dense shrubbery provide cover for birds and other animals, and there are small areas of meadow and ruderal habitats. The nationally scarce musk stork's-bill (<i>Erodium moschatum</i>) is established in the grassland. Free public access. Of interest to botanists, grey snake-bark maple (<i>Acer rufrinerve</i>) has reproduced here by seedlings from planted trees, only the second time it has been recorded as self-established in the British Isles.	0.46
Chestnuts Park	SINC	5.14	This sizeable park is situated in an area with little accessible natural greenspace. There are plenty of mature trees, mostly London planes (<i>Platanus x hispanica</i>) with occasional common lime (<i>Tilia x europaea</i>), horse chestnut (<i>Aesculus hippocastanum</i>) and weeping willow (<i>Salix x sepulchralis</i>). Some areas are managed for nature conservation. The grass is allowed to grow long, encouraging grasshoppers and other invertebrates, and native trees and shrubs have been planted, including ash (<i>Fraxinus excelsior</i>), holly (<i>Ilex aquilifolium</i>), beech (<i>Fagus sylvatica</i>), hazel (<i>Corylus avellana</i>) and dogwood (<i>Cornus sanguinea</i>). A scented garden by the south-east entrance provide a good nectar source for bees. Hundreds of bulbs planted by the local community bring added life and colour in the spring. House sparrows can still be found here especially in the dense firethorn (<i>Pyracantha</i> sp.) hedge in the north-west corner.	0.54
Holmleigh Railway Cutting	SINC	3.52	The fairly broad railway cutting between Stoke Newington and Stamford Hill stations contains one of the largest areas of self-established vegetation in Hackney. The site has good diversity of habitats, from grassland through the successional stages to ash/sycamore woodland. This, coupled with the lack of disturbance, is likely to support good populations of birds and other animals. There is no public access, but the cutting provides an attractive view for rail travellers, and for local residents, many of whom show a keen interest in the site and are trying to establish it as a nature reserve. There are also good views from West Bank and East Bank and from the road bridges at Dunsmore Road and Amhurst Park. As this is operational railway land, railway safety and efficient operation must be the priorities for vegetation management, but this need not be incompatible with management to benefit nature conservation.	0.58
Finsbury Park	SINC	45.28	This large public park which gives the area its name was one of the first of the great London parks that appeared in	0.65

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			Victorian times. It is by far the largest open space in a substantial area of central north London. It links with the Parkland Walk which follows the park's south-western edge, before crossing the East Coast Main Line. 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, including lesser chickweed (<i>Stellaria pallida</i>) and common whitlow-grass (<i>Erophila verna</i>), which are rare in London, and parsley-piert (<i>Aphanes arvensis</i>), which is uncommon in Haringey. The New River runs through the park.	
Allen's Gardens	SINC	0.88	This small park, adjacent to Holmleigh railway cutting, is much loved by local residents who are closely involved in its management. Parts of the park are managed with nature conservation, and people's contact with nature, very much in mind. One of the most attractive features is a 'wild woodland walk'	0.83
Downhills Park	SINC	6.57	This sizeable park has excellent tree cover, in places forming a woodland structure over dense shrubberies. Native species, including hornbeam (<i>Carpinus betulus</i>), hawthorn (<i>Crataegus monogyna</i>) and pedunculate oak (<i>Quercus robur</i>), predominate, and there are also some fine specimens of exotic species such as cork oak (<i>Q. suber</i>) and cedar of Lebanon (<i>Cedrus libani</i>), all surviving from the original 19th century planting. The park supports good populations of common birds, including song thrush and mistle thrush, and the declining spotted flycatcher has bred in recent years. Downhills Park won a Green Flag Award for 2006/7.	1.12
Stroud Green Railway Bank	SINC	2.18	This steep slope above railway sidings is vegetated with scrub and woodland of oak (<i>Quercus robur</i>), birch (<i>Betula pendula</i>) and sycamore (<i>Acer pseudoplatanus</i>).	1.20
Parkland Walk, Queen's Wood and Highgate Wood	SINC	66.71	An extensive area of woodland in the midst of suburban north London. The various parts of the site have very different origins; Highgate and Queen's Woods are both ancient woodlands, while the Parkland Walk is a former Victorian railway line reclaimed for use as open space. Despite heavy visitor numbers, the ancient woodlands support a diverse flora and fauna, and consist mainly of oak (<i>Quercus</i> spp.) and hornbeam (<i>Carpinus betulus</i>). The ground flora of both woods includes abundant bluebell (<i>Hyacinthoides non-scripta</i>) and wood anemone (<i>Anemone nemorosa</i>). Queen's Wood contains several rarer species, including thin-spiked wood-sedge (<i>Carex strigosa</i>), hard-fern (<i>Blechnum spicant</i>) and broad-leaved helleborine (<i>Epipactis helleborine</i>). The Parkland Walk consists mainly of secondary woodland dominated by birch (<i>Betula</i> spp.) and sycamore (<i>Acer pseudoplatanus</i>), with smaller areas of scrub and grassland. Locally uncommon plants here include small toadflax (<i>Chaenorhinum minus</i>), black spleenwort (<i>Asplenium adiantum-nigrum</i>) and common broomrape (<i>Orobancha minor</i>). Breeding birds include tawny owl and spotted flycatcher. Managed by the City of London,	1.27

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			Highgate Wood has a ranger team and visitor centre with interpretive facilities, and is an important site for specially-protected bats. Highgate Wood won a Green Flag Award again for 2006/7. Queen's Wood and the Parkland Walk are Local Nature Reserves. The former is owned and managed by London Borough of Haringey, whilst Haringey and Islington Councils each own and manage their own sections of the Parkland Walk.	
Clapton Common Pond	SINC	0.32	This ornamental pond on Clapton Common is somewhat eutrophic, due to the popularity of feeding the ducks. The pond nevertheless has quite good wetland vegetation, particularly at the southern end. Here, common reed (<i>Phragmites australis</i>), common club-rush (<i>Schoenoplectus lacustris</i>), yellow iris (<i>Iris pseudacorus</i>) and soft rush (<i>Juncus effusus</i>) provide cover for nesting waterfowl. These include coots and mallards. The surface of the pond is covered by a large population of greater duckweed (<i>Spirodela polyrhiza</i>), which is rare in London.	1.42
Markfield Park	SINC	7.81	This small park adjacent to the River Lea has a good diversity of self-established habitats at the northern end, where a mosaic of scrub, young woodland, tall herbs, rough grassland and ruderal vegetation can be found. Old walls and other concrete and stone structures, well used by a local youth project for graffiti-style art, support a remarkable range of rare plants: this is one of only two or three London sites for the nationally scarce wall bedstraw (<i>Galium parisiense</i>), which grows alongside several locally rare ferns, including rustyback (<i>Ceterach officinarum</i>), common polypody (<i>Polypodium vulgare</i>) and maidenhair spleenwort (<i>A. trichomanes</i>).	1.45
Ancient Mother Churchyard, Stoke Newington	SINC	0.31	Trees and shrubs include some fine mature London plane (<i>Platanus x hispanica</i>), common lime (<i>Tilia x europaea</i>). These provide habitat for birds and invertebrates, including the holly blue butterfly. Glades support wild flowers such as cow parsley (<i>Anthriscus sylvestris</i>), bittersweet (<i>Solanum dulcamara</i>) and enchanter's nightshade (<i>Circaea lutetiana</i>). There are good moss communities on the walls and tombstones.	1.47
Spring Hill Playing Fields	SINC	3.75	The grassland on this disused playing field, on the edge of the Lea Valley, is somewhat more species-rich than most of the grassland in Hackney. Wild flowers include bird's-foot trefoil (<i>Lotus corniculatus</i>), lesser stitchwort (<i>Stellaria graminea</i>), yarrow (<i>Achillea millefolium</i>), dove's-foot cranesbill (<i>Geranium molle</i>) and creeping cinquefoil (<i>Potentilla reptans</i>). The grassland supports a good range of invertebrates, including common blue, meadow brown and gatekeeper butterflies. A damp area near the old pavilion, perhaps an old pond or a springline, supports a wetland flora including yellow iris (<i>Iris pseudacorus</i>), great willowherb (<i>Epilobium hirsutum</i>), soft rush (<i>Juncus effusus</i>) and a couple of crack willows (<i>Salix fragilis</i>). A colourful wasteland flora has developed on the site of former buildings and tennis courts.	1.60

REPORT

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
Lordship Lane Recreation Ground	SINC	12.08	The most valuable features for nature conservation in this large park are a short length of stream known as 'The Moselle', and a pond which supports common waterfowl. The stream, which sometimes dries up in summer, is fringed with very large white willows (<i>Salix alba</i>), some of which have been pollarded. The pond has vertical concrete sites and holds little aquatic vegetation except duckweed (<i>Lemna</i> spp.) and a little square-stalked willowherb (<i>Epilobium tetragonum</i>) at the edges. Mallards and moorhens breed on the wooded island. Adjacent damp grassland has a large population of marsh foxtail (<i>Alopecurus geniculatus</i>), which is scarce in Haringey. An area of woodland by the access path from Downhills Park Road is known as Lorship Wood. It was planted in the mid 1980s and has matured to provide valuable habitat for birds. A further small plot of native species woodland has been planted in the south east corner which will provide good habitat for birds as it matures.	1.60
Granville Road Spinney	SINC	0.3	This small wood is a remnant of a larger area of woodland, on the opposite side of Granville Road, which was redeveloped for housing in the 1990s. The canopy is dominated by sycamore (<i>Ascer pseudoplatanus</i>), with an unusual range of planted trees including three fine specimens of the hybrid between rowan and whitebeam (<i>Sorbus x thuringiaca</i>). The shrub layer includes wild plum (<i>Prunus domestica</i>), hawthorn (<i>Crataegus monogyna</i>) and hazel (<i>Corylus avellana</i>), with a ground flora dominated by bramble (<i>Rubus fruticosus</i> agg.) and cow parsley (<i>Anthriscus sylvestris</i>). A range of other woodland flowers, including ramsons (<i>Allium ursinum</i>) and three-cornered leek (<i>A. triquetrum</i>) have been planted and are now well naturalised.	1.62
Lea Valley	SINC	947.3	This sprawling series of open spaces, in the valley of the River Lea, includes lakes, reservoirs, marshes and wet grassland. The wonderfully diverse range of wetland habitats has made this area a haven for many rare plants and a tremendous range of birds	1.67
Holly Park Estate	SINC	4.15	The estate has one of the highest concentrations of mature trees in Islington. These include Turkey and pedunculate oaks <i>Quercus cerris</i> , <i>Q. robur</i> , beech <i>Fagus sylvatica</i> and London plane <i>Platanus x hispanica</i> . Beneath these majestic trees, the lawns are managed largely for amenity purposes and therefore kept short. Towards the estate margins, however, are raised banks supporting several woodland wild flowers, including bluebell <i>Hyacinthoides non-scripta</i> and red campion <i>Silene dioica</i> . Other former parkland features include thickets of holly <i>Ilex aquilifolium</i> , elder <i>Sambucus nigra</i> and bramble <i>Rubus fruticosus</i> agg.	1.88
Upper Holloway Railway Cutting	SINC	0.19	The various sections of active railway line crossing Islington are of immense importance to its wildlife, as their cuttings and embankments support a significant proportion of the borough's undeveloped land. The network supports an extensive mosaic of open and wooded habitats, valued by birds, mammals and insects, as well as by rail travellers for the deceptively rural outlook that these afford. The	1.89

REPORT

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			vegetation which develops naturally alongside railways in Islington is influenced by the underlying substrate and the frequency and nature of management. Their linear character and connectivity with less-developed parts of London enables more mobile wildlife to disperse and penetrate deep within the city.	
Isledon Road Railsides	SINC	2.52	The various sections of active railway line crossing Islington are of immense importance to its wildlife, as their cuttings and embankments support a significant proportion of the borough's undeveloped land. The network supports an extensive mosaic of open and wooded habitats, valued by birds, mammals and insects. The vegetation which develops naturally alongside railways in Islington is influenced by the underlying substrate and the frequency and nature of management. Their linear character and connectivity with less-developed parts of London enables more mobile wildlife to disperse and penetrate deep within the city. Habitats remaining today include roughland, tall grassland and buddleia (<i>Buddleja davidii</i>) scrub.	1.91

Abbreviations used in Table 3.1: SPA: Special Protection Area; Ramsar: Wetland of International Importance; SSSI: Site of Special Scientific Interest; SINC: Site of Importance for Nature Conservation; NS: Not supplied; ha: hectare.

Figure 3.1: Designated sites within 2 km

3.2 Species

- 3.2.1 Records of protected species were obtained from GiGL. A number of species of conservation importance or otherwise notable were recorded within the 2 km search radius of the site. A summary of these records is provided in Table 3.2.
- 3.2.2 In order to simplify the results, only records of species from the last 10 years are shown. In addition, only data with a 6-figure grid reference resolution or higher are provided, since locations given at a lower resolution do not allow accurate calculation of distance to the site boundary.

Table 3.2: Species records from the last 10 years within 2 km of the site

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Amphibians				
Common Frog	<i>Rana temporaria</i>	1.108	2021	HSD5, LPS
Common Toad	<i>Bufo bufo</i>	1.873	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc
Reptiles				
Grass Snake	<i>Natrix helvetica</i>	0.256	2021	W&CA Sch5 Sec 9.1k/I, NERC Act Section 41, LPS, Local Spp of Cons Conc
Slow Worm	<i>Anguis fragilis</i>	0.595	2021	W&CA Sch5 Sec 9.1k/I, NERC Act Section 41, LPS, Local Spp of Cons Conc
Birds				
Dunnock	<i>Prunella modularis</i>	0.240	2019	LPS
Starling	<i>Sturnus vulgaris</i>	0.240	2020	LPS, Local Spp of Cons Conc, Bird-Red
Kingfisher	<i>Alcedo atthis</i>	0.258	2019	Birds Dir Anx 1, W&CA Sch1 Part 1, LPS
Lesser Redpoll	<i>Acanthis cabaret</i>	0.337	2017	NERC Act Section 41, LPS, Local Spp of Cons Conc
Common Sandpiper	<i>Actitis hypoleucos</i>	0.337	2019	LPS
Skylark	<i>Alauda arvensis</i>	0.337	2014	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Pochard	<i>Aythya ferina</i>	0.337	2021	LPS, Local Spp of Cons Conc, Bird-Red
Bittern	<i>Botaurus stellaris</i>	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1, NERC Act Section 41, LPS, Local Spp of Cons Conc
Goldeneye	<i>Bucephala clangula</i>	0.337	2019	Bird-Red
Lesser Whitethroat	<i>Curruca curruca</i>	0.337	2019	LPS
House Martin	<i>Delichon urbicum</i>	0.337	2019	LPS, Bird-Red
Little Egret	<i>Egretta garzetta</i>	0.337	2019	Birds Dir Anx 1
Yellowhammer	<i>Emberiza citrinella</i>	0.337	2014	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Reed Bunting	<i>Emberiza schoeniclus</i>	0.337	2019	NERC Act Section 41, Local Spp of Cons Conc
Pied Flycatcher	<i>Ficedula hypoleuca</i>	0.337	2019	Local Spp of Cons Conc
Brambling	<i>Fringilla montifringilla</i>	0.337	2019	W&CA Sch1 Part 1
Great Northern Diver	<i>Gavia immer</i>	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Little Gull	<i>Hydrocoloeus minutus</i>	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1
Mediterranean Gull	<i>Ichthyaetus melanocephalus</i>	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1
Lesser Black-backed Gull	<i>Larus fuscus</i>	0.337	2018	LPS
Linnet	<i>Linaria cannabina</i>	0.337	2019	LPS, Local Spp of Cons Conc, Bird-Red
Gadwall	<i>Mareca strepera</i>	0.337	2019	LPS
Red Kite	<i>Milvus milvus</i>	0.337	2019	Birds Dir Anx 1, W&CA Sch1 Part 1
Grey Wagtail	<i>Motacilla cinerea</i>	0.337	2019	Local Spp of Cons Conc
Yellow Wagtail	<i>Motacilla flava</i>	0.337	2016	Local Spp of Cons Conc, Bird-Red
Spotted Flycatcher	<i>Muscicapa striata</i>	0.337	2019	NERC Act Section 41 LPS Local Spp of Cons Conc Bird-Red
House Sparrow	<i>Passer domesticus</i>	0.337	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Black-necked Grebe	<i>Podiceps nigricollis</i>	0.337	2014	W&CA Sch1 Part 1
Firecrest	<i>Regulus ignicapilla</i>	0.337	2019	W&CA Sch1 Part 1
Sand Martin	<i>Riparia riparia</i>	0.337	2019	LPS
Whinchat	<i>Saxicola rubetra</i>	0.337	2017	Local Spp of Cons Conc, Bird-Red
Garganey	<i>Spatula querquedula</i>	0.337	2019	W&CA Sch1 Part 1
Common Tern	<i>Sterna hirundo</i>	0.337	2019	Birds Dir Anx 1
Arctic Tern	<i>Sterna paradisaea</i>	0.337	2014	Birds Dir Anx 1
Shelduck	<i>Tadorna tadorna</i>	0.337	2016	LPS
Wood Sandpiper	<i>Tringa glareola</i>	0.337	2019	Birds Dir Anx 1, W&CA Sch1 Part 1
Greenshank	<i>Tringa nebularia</i>	0.337	2017	W&CA Sch1 Part 1
Green Sandpiper	<i>Tringa ochropus</i>	0.337	2019	W&CA Sch1 Part 1
Redwing	<i>Turdus iliacus</i>	0.337	2019	W&CA Sch1 Part 1
Song Thrush	<i>Turdus philomelos</i>	0.337	2021	LPS, Local Spp of Cons Conc
Fieldfare	<i>Turdus pilaris</i>	0.337	2019	W&CA Sch1 Part 1, Bird-Red
Ring Ouzel	<i>Turdus torquatus</i>	0.337	2016	NERC Act Section 41, Local Spp of Cons Conc, Bird-Red
Mistle Thrush	<i>Turdus viscivorus</i>	0.337	2019	LPS, Local Spp of Cons Conc, Bird-Red
Lapwing	<i>Vanellus vanellus</i>	0.337	2017	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Dunlin	<i>Calidris alpina</i>	0.436	2016	Bird-Red
Baltic Gull	<i>Larus fuscus fuscus</i>	0.436	2019	LPS
Bar-tailed Godwit	<i>Limosa lapponica</i>	0.436	2017	Birds Dir Anx 1
Glossy Ibis	<i>Plegadis falcinellus</i>	0.436	2016	Birds Dir Anx 1
Tawny Owl	<i>Strix aluco</i>	0.457	2021	LPS
Greenfinch	<i>Chloris chloris</i>	0.536	2019	Bird-Red
Swift	<i>Apus apus</i>	0.97	2021	LPS, Bird-Red
Spoonbill	<i>Platalea leucorodia</i>	1.047	2014	Birds Dir Anx 1, W&CA Sch1 Part 1

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Cuckoo	<i>Cuculus canorus</i>	1.911	2019	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Mammals				
West European Hedgehog	<i>Erinaceus europaeus</i>	0.504	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc, RedList_GB-VU
Bats				
Daubenton's Bat	<i>Myotis daubentonii</i>	0.141	2021	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc
Bats	<i>Vespertilionidae</i>	0.162	2020	Hab&Spp Dir Anx 2, Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-CR, RedList_GB-EN, RedList_GB-VU, RedList_GB-Lr(NT), RedList_GB-DD
Pipistrelle Bat species	<i>Pipistrellus</i>	0.255	2019	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Noctule Bat	<i>Nyctalus noctula</i>	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc
Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	0.266	2018	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, Local Spp of Cons Conc
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc
Lesser Noctule	<i>Nyctalus leisleri</i>	0.778	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Whiskered Bat	<i>Myotis mystacinus</i>	0.812	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, Local Spp of Cons Conc, RedList_GB-DD
Brown Long-eared Bat	<i>Plecotus auritus</i>	0.812	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Myotis Bat species	<i>Myotis</i>	1.582	2015	Hab&Spp Dir Anx 2, Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-CR, RedList_GB-DD
Flowering Plants				
Box	<i>Buxus sempervirens</i>	0.223	2015	Local Spp of Cons Conc, RedList_GB-DD, Nationally Rare
Large-leaved Lime	<i>Tilia platyphyllos</i>	0.297	2020	Nationally Scarce
Cornflower	<i>Centaurea cyanus</i>	0.536	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc
Butcher's-broom	<i>Ruscus aculeatus</i>	0.616	2015	HSD5
Corn Chamomile	<i>Anthemis arvensis</i>	1.421	2015	Local Spp of Cons Conc RedList_GB-EN
Oak-leaved Goosefoot	<i>Chenopodium glaucum</i>	1.534	2016	Local Spp of Cons Conc, RedList_GB-VU, Nationally Scarce
Wall Bedstraw	<i>Galium parisiense</i>	1.777	2015	Local Spp of Cons Conc, RedList_GB-VU, Nationally Scarce
Fritillary	<i>Fritillaria meleagris</i>	1.795	2015	Nationally Scarce
Galingale	<i>Cyperus longus</i>	1.819	2014	Local Spp of Cons Conc, RedList_GB-Lr(NT), Nationally Scarce
Night-flowering Catchfly	<i>Silene noctiflora</i>	1.849	2015	Local Spp of Cons Conc, RedList_GB-VU
Invertebrates				
Stag Beetle	<i>Lucanus cervus</i>	0.216	2021	Hab&Spp Dir Anx 2, NERC Act Section 41, LPS
Large Black Slug	<i>Arion (Arion) ater</i>	0.275	2014	RedList_GB-DD
Large Skipper	<i>Ochlodes sylvanus</i>	0.275	2019	LPS
Essex Skipper	<i>Thymelicus lineola</i>	0.275	2016	LPS
Jersey Tiger	<i>Euplagia quadripunctaria</i>	0.305	2019	Hab&Spp Dir Anx 2
An Ant, Bee, Sawfly or Wasp	<i>Auplopus carbonarius</i>	0.308	2015	Local Spp of Cons Conc Nationally Notable B
Four-banded Flower Bee	<i>Anthophora quadrimaculata</i>	0.336	2015	Local Spp of Cons Conc, Nationally Notable B
Common Darter	<i>Sympetrum striolatum</i>	0.423	2018	RedList_GB-DD
Small Skipper	<i>Thymelicus sylvestris</i>	0.423	2019	LPS
A Beetle	<i>Scymnus limbatus</i>	0.495	2015	Nationally Notable B
Brown Tree Ant	<i>Lasius brunneus</i>	0.536	2016	Local Spp of Cons Con, Nationally Notable A
A True Fly	<i>Pocota personata</i>	1.258	2016	Nationally Scarce
A Beetle	<i>Cossonus linearis</i>	1.305	2014	Nationally Notable A
A Beetle	<i>Kissophagus vicinus</i>	1.305	2013	Nationally Notable B
Cramp-Ball Fungus Weevil	<i>Platyrhinus resinosus</i>	1.305	2014	Nationally Notable B
A Beetle	<i>Rhizophagus nitidulus</i>	1.305	2014	Nationally Notable B
A Beetle	<i>Uleiota planatus</i>	1.305	2014	Nationally Notable A

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Purple Emperor	<i>Apatura iris</i>	1.305	2015	LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
White-letter Hairstreak	<i>Satyrrium w-album</i>	1.305	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc, RedList_GB-EN
A True Fly	<i>Brachyopa pilosa</i>	1.305	2015	Nationally Scarce
A True Fly	<i>Gnophomyia viridipennis</i>	1.305	2015	Nationally Notable
A True Fly	<i>Leopoldius signatus</i>	1.305	2013	Nationally Notable
A True Fly	<i>Megamerina dolium</i>	1.305	2013	Nationally Notable
A True Fly	<i>Myolepta dubia</i>	1.305	2015	Nationally Scarce
A True Fly	<i>Stegana coleoprata</i>	1.305	2014	Nationally Notable
Red-girdled Mining Bee	<i>Andrena labiata</i>	1.305	2014	Local Spp of Cons Conc, Nationally Notable A
Brown-Banded Carder Bee	<i>Bombus humilis</i>	1.357	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc
A True Fly	<i>Mallota cimbiciformis</i>	1.389	2015	Nationally Scarce
A Butterfly	<i>Lycaena phlaeas eleus</i>	1.477	2019	LPS
Tree Snipefly	<i>Chrysopilus laetus</i>	1.709	2016	RedList_GB-Lr(NT)
A True Fly	<i>Macronychia dolini</i>	1.719	2015	Nationally Notable
A True Fly	<i>Meligramma euchromum</i>	1.747	2015	Nationally Scarce
Blue Ground Beetle	<i>Carabus intricatus</i>	1.806	2015	NERC Act Section 41, RedList_GB-Lr(NT)

Abbreviations used in Table 3.2: WCA1i: Wildlife & Countryside Act Schedule 1, part 1; WCA2: Wildlife & Countryside Act Schedule 2; WCA5: Wildlife & Countryside Act Schedule 5; WCA8: Wildlife & Countryside Act Schedule 8; WCA9: Wildlife & Countryside Act Schedule 9; N: Nationally Notable; Nb: Notable B; NR: Nationally Rare; NS: Nationally Scarce; NERC: Natural Environment & Rural Communities Act Species of Principal Importance; UKBAP: UK Biodiversity Action Plan priority species; HabDir2, 4, 5: Habitats Directive Annex 2, 4, 5; PBA: Protection of Badgers Act 1992; RedList_GB_Pre94-R: Red List (pre 1994 IUCN guidelines) Rare; RedList_Global_post2001_LC: Global Red list status: Lower risk - least concern; HabRegs2: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 2); HabRegs4: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 4); Birds:Red: Bird Population Status: red; Birds:Amber: Bird Population Status: amber; CROWACT: Countryside and Rights of Way Act 2000.

3.3 Phase 1 Habitat Survey

- 3.3.1 The survey results are presented in the form of a map with the habitat types and boundary features marked (Figure 3.2). Photographs can be found in Appendix B.
- 3.3.2 Descriptions of the habitat types and boundary features are detailed below. Habitat descriptions are defined by broad habitat types (JNCC, 2010).

Buildings

- 3.3.3 Building B1 (currently part of Cara Yard) was a six storey, flat roofed, concrete clad building. It appeared to be in use as a community church / share accommodation building.
- 3.3.4 Building B2 (currently overlapping Eade Yard and Catwalk Place) was a two storey or double height warehouse, constructed of tin, with three pitched roof sections.
- 3.3.5 Building B3 (currently known as 19 Tewkesbury Road / Cardigan House) was a two-storey brick-built building, with a flat wood / felt roof. This appeared to be in use as communal living apartments.

- 3.3.6 Building B4 (currently part of Overbury Road area) was a series of eleven identical brick-built buildings, each with a pitched roof. These were currently in use as residential units.
- 3.3.7 Building B5 (currently the Cotton Mill) was also a single storey brick built residential unit.
- 3.3.8 Building B6 (currently Stone House) was two storeys and brick built. It had a slightly pitched tin roof.
- 3.3.9 Building B7 (currently part of Eade Yard) was a two-storey concrete-built apartment block, with a pitched corrugated roof.
- 3.3.10 Building B8 (currently Eade Studios) was a brick built, with metal cladding, double height warehouse style building.
- 3.3.11 Building B9 (currently New River Studios) was directly adjacent B8 and had three storeys and was largely brick built. It had a pitched roof with lead flashing at the edges and was in use as a bar / restaurant.
- 3.3.12 Building B10 (currently part of the Old Ribbon Factory) was a series of brick built two storey buildings with salted roofs, various cladding types appear to have been added over time. Part of this building had been sold separately which was currently a garage, and the same building type.
- 3.3.13 Building B11 (currently part of Overbury Road / Yard) was a single storey attached to a three-storey brick-built building, with a flat felt roof.

Hardstanding

- 3.3.14 Throughout the site connecting the various buildings and warehouse was a mix of tarmac and concrete hardstanding. Additionally, the site was over two levels and leading from Eade Road to Tewkesbury Road at the eastern boundary was a set of concrete steps, with a 3 m wall with barbed wire adjacent.

Scattered scrub

- 3.3.15 There were several patches of scattered scrub throughout the site, mainly along the boundary fences. The species present on site included old man's beard *Clematis vitalba*, Wilsons's honeysuckle *Lonicera nitida*, and dog rose *Rosa canina*.

Scattered trees

- 3.3.16 There were nine broadleaved scattered trees (semi-mature sycamores *Acer pseudoplatanus*), along the southern boundary adjacent to the fence enclosing Cara Yard.

Introduced shrub

- 3.3.17 Associated with some of the buildings and open spaces there were several areas of ornamental planting, with species present including buddleia *Buddleja davidii*, laurel *Laurus* sp., ivy *Hedera helix*, evergreen spindle *Euonymus japonicus*, Japanese mahonia *Mahonia japonica* and Japanese fatsia *Fatsia japonica*.

Ephemeral vegetation

- 3.3.18 Vegetation had begun to colonise what looked like a car park to the east of the site, with dandelion *Taraxacum* sp., nettles *Urtica dioica* and thistle *Cirsium* sp. present.

Intact species-poor hedgerow

- 3.3.19 There was one ornamental hedge present on site adjacent to the stairs connecting the two site levels, it was comprised entirely of *Cyprus Cupressus sp.*

Tall ruderal

- 3.3.20 The ruderal vegetation was present on bare ground / construction material waste next to Building B1 and was dominated by nettles, with some buddleia and, bramble *Rubus fruticosus* and oak *Quercus sp.* saplings present.

Figure 3.2: Phase 1 Habitat Survey Map



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Notes

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- Legend**
- Site Boundary
 - Scattered scrub
 - Scattered tree - broadleaved
 - Buildings
 - Ephemeral/short perennial
 - Hardstanding
 - Introduced shrub/ornamental planting
 - Garden
 - Tall ruderal
 - No access
 - Fence
 - Intact hedge - species-poor
 - Wall

Rev	Description	By	CB	Date



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Client **Dakota**

Project **Seven Sisters, Harringay**

Title **Phase 1 Habitat Map**

Status DRAFT	Drawn By LP	PM/Checked By HM
Project Number ECO02941	Scale @ A3 1:1,000	Date Created JAN 2023
Figure Number 3.2	Rev -	

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3.4 Ecological Scoping Survey

Flora

- 3.4.1 The only plant species present on site were for ornamental purposes, including some semi-mature trees at the boundary and shrubs in planters. The data search didn't return any records for any notable or protected plant species within the immediate surroundings of the site.
- 3.4.2 To the west of the site in some planters there was buddleia shrub present. Buddleia is considered an invasive species to London.

Invertebrates

- 3.4.3 There was no habitat suitable for supporting invertebrates. A number of invertebrate species were recorded within the local area, most notably Jersey tiger and stag beetle around 0.2 km from the site.

Amphibians

- 3.4.4 There was no habitat suitable for supporting amphibians on site. Additionally, the records for amphibians returned in the data search were nearly 2 km from the site.

Reptiles

- 3.4.5 There was no habitat suitable for supporting amphibians on site. The data search returned records for slow worm and grass snake within 0.5 km of the site.

Birds

- 3.4.6 Some of the overgrown areas of shrubs or the larger trees on site could support nesting birds. Multiple bird records were returned within 2 km of the site, the closest for a Dunnock as recently as 2019.

Mammals

Bats

- 3.4.7 A MAGIC Map search returned records for three licenses within 2 km for common pipistrelle, soprano pipistrelle and noctule species, as recently as 2019.
- 3.4.8 Some of the buildings on site had features that could be suitable for various bat species to roost in, including weep holes and lifted roof tiles. Additionally, in places, there was ivy covering potential access points to the buildings.

Badgers

- 3.4.9 There was no suitable habitat for supporting badgers on site. There were also no records returned for badgers from the data search.

Dormice

- 3.4.10 There was no suitable habitat for supporting dormice on site. There was also no records returned for dormice from the data search, and no dormice licenses indicated by the MAGIC Map search.

4 EVALUATION AND POTENTIAL IMPACTS

4.1 Designated sites

- 4.1.1 The site is almost adjacent to the New River SINC, separated only by a road. During the construction phase of the development there is likely to be an adverse effect to this SINC, either water pollution from run off, or air pollution from particulates, and therefore mitigation is outlined in Section 5. Any mitigation implemented to protect this designated site will also benefit the Stoke Newington Reservoirs SINC. Other non-statutory designated sites identified within the data search are unlikely to be impacted by the development.
- 4.1.2 The Lee Valley SPA and Ramsar site lie within 2 km of the site boundary. Additionally, the proposed development occurs within 6.2km of the Epping Forest Special Area of Conservation (SAC). However, due to the distance between the site and the statutory designated sites, the urban nature of the intervening habitats and the scale of the development, there is unlikely to be any significant adverse effect.

4.2 Habitats

- 4.2.1 The habitats on site are largely of low ecological value for supporting protected and notable species and are considered to be widespread and common.
- 4.2.2 Table 4.1 below summarises the habitat types within the site and outlines the potential impacts of the development proposals to each of these habitats.

Table 4.1: Summary of potential habitat impacts

JNCC Code	Habitat Type	Area (m ²)	Ecological Importance	Potential impact
J3.6	Buildings	12056	Moderate	Potential impact on roosting bats.
J4	Bare ground	783	Negligible	N/A
J1.4	Introduced shrub	232	Low	Potential impact on nesting birds.
A3.1	Scattered broadleaved tree	N/A	Low	Potential impact on nesting birds.
A2.2	Scattered scrub	N/A	Low	Potential impact on nesting birds.
J1.3	Ephemeral/short perennial	205	Negligible	N/A
C3.1	Tall ruderal	207	Low	Potential impact on nesting birds.
J2.1.2	Intact species-poor hedgerow	N/A	Low	Potential impact on nesting birds.

4.3 Species

Flora

- 4.3.1 No notable flora species were recorded on site and no WACA Schedule 9 invasive species were present at the time of the survey. No further botanical work is required, and flora is not considered to pose a constraint to the proposed development. Although buddleia is considered invasive to London as it is not listed on WACA Schedule 9 it does not require an eradication strategy prior to commencement of works and will likely be removed when the planters are demolished.

Invertebrates

- 4.3.2 The habitats on site were not considered suitable to support large or notable assemblages of invertebrates with the habitats considered common and widespread in the local area. Impacts to invertebrates are not considered likely as a result of the development.

Herptiles

- 4.3.3 Great crested newts *Triturus cristatus* are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which affords the species protection under Section 9. The species is also listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2019.
- 4.3.4 Reptiles are protected from killing/injury under the Wildlife and Countryside Act 1981 (as amended).
- 4.3.5 There was no habitat suitable for supporting amphibians or reptiles on site therefore no further survey is required, and these species will not be considered further in this report.

Birds

- 4.3.6 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to intentionally kill, injure or take the birds or their eggs, or to intentionally destroy or disturb a nest, when it is in use or being built.
- 4.3.7 The small areas of ornamental planting, scattered trees and garden areas on site offered some limited suitable habitat for supporting nesting birds.
- 4.3.8 As the site had low potential to support any breeding or nesting birds, no further surveys are required however, the removal of any vegetation or demolition of the buildings should avoid the bird nesting season (March to August inclusive). If this is not possible, removal should occur under the supervision of a Suitably Qualified Ecologist (SQE) who will check for any active nests. If nests are found to be present, a suitable buffer zone will be erected, and works will not continue inside this area until the SQE has confirmed that all young have fledged.

Mammals

Bats

- 4.3.9 All species of bat present in the UK receive full protection under The Conservation of Habitats and Species (EU Exit) Regulations 2019, and the Wildlife and Countryside Act 1981 (as amended). Several bat species are also listed in Section 41 of the NERC Act 2006. These include the widespread species soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auratus*, and the rarer woodland species such as Bechstein's *Myotis bechsteinii* and barbastelle *Barbastella barbastellus*.
- 4.3.10 During the walkover survey some potential bat roosting features were noted on the buildings externally, and there are records of several bat species in the local area. To accurately assign bat roosting potential to the buildings on site it is recommended that a Preliminary Bat Roost Assessment (PBRA) is carried out both internally by a licensed bat ecologist and externally to assess any further survey requirements. During this visit the trees on site would also be subject to a Ground Level Tree Assessment (GLTA) to assess their potential for supporting roosting bats.
- 4.3.11 The vegetation on site provides minimal support for commuting bats and does not have good connectivity to the other green spaces within the town centre; therefore, no bat activity surveys are required.

Badgers

- 4.3.12 Badgers are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from baiting and deliberate harm or injury. There was no habitat suitable on site for supporting badgers, therefore no further surveys are required.

Dormice

- 4.3.13 Hazel Dormouse *Muscardinus avellanarius* is fully protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2019. There was no habitat present on site suitable for supporting them therefore they do not pose a constraint to the development.

5 MITIGATION AND ENHANCEMENT

5.1 Designated sites

- 5.1.1 As there are several SINCs within the vicinity of the site, it is recommended that a Construction and Environment Management Plan (CEMP) is prepared prior to works commencing, detailing pollution prevention measures, to ensure that any contaminated soil or water and airborne particles are contained and disposed of appropriately.

5.2 Habitats

- 5.2.1 The current habitats are largely of low ecological value and are common within the wider landscape.
- 5.2.2 There is considerable opportunity to greatly enhance the biodiversity of the site by the inclusion of habitats that have high ecological value. Additional measures such as a green roof or green wall can also contribute to the site's biodiversity value.
- 5.2.3 Also, it is recommended that some of the planters are designed in the landscape plans to the style of a rain garden, which will assist with drainage, and could also ease surface water runoff into New River.

5.3 Species

- 5.3.1 The recommendation to plant ecologically valuable shrubs will enhance the site for a variety of species, including invertebrates that are a valuable food source for bats and birds, thereby increasing foraging opportunities for them at the site.

Birds

- 5.3.2 Vegetation clearance should ideally take place outside of bird nesting season. Should this need to occur during nesting bird season, a pre-check by a competent ecologist as described in Section 4 will confirm the presence/absence of nesting birds and should be conducted immediately prior to any removal (which will then take place with 24 hours of the ecologist confirming the absence of nesting birds).
- 5.3.3 Plants and trees should be incorporated into the soft landscape design to enhance the site for its potential to support nesting birds.

Mammals

Bats

- 5.3.4 If any future development affects any of the existing buildings, a Preliminary Roost Assessment (PRA) should be carried out by a suitably licensed ecologist, both internally and externally to assess the buildings potential. If any of the trees on site are to be removed, or indirectly impacted, such as from lighting or noise disturbance then a PRA should be carried out on these also. This would determine whether further surveys are required, and if so the survey effort necessary. The report produced from this assessment would outline detailed recommendations and mitigation if bats are considered to be using the site for roosting.
- 5.3.5 A sensitive lighting scheme should be used throughout both the development and operational phases to minimise the impact on any bats using the area and make it more favourable to commuting bats.

5.4 Enhancement opportunities

- 5.4.1 An assessment of both Urban Greening and Biodiversity Net Gain (BNG), of any proposed development is recommended in line with local planning policy.
- 5.4.2 Bat and bird boxes are recommended within the final design to enhance the site for breeding and mitigate for loss of suitable habitat for these species. The boxes can be affixed to the new building. Such boxes could include the 1SP Schwegler Sparrow Terrace, Vivara Pro Seville woodstone nest box or swift bricks such as the Cambridge Swift Nest Box System and 2FN Schwegler bat box or 2FR Schwegler bat tube.
- 5.4.3 In addition to the mitigation measures outlined above, opportunities for enhancements include:
- Provision of native species in landscaping schemes including flower-, berry- and fruit-bearing species to enhance the habitat for birds, bats and invertebrates;
 - Provision of bee bricks to enhance the habitat for solitary bee species; and
 - Night scented flowering plants to encourage foraging bats to use the site post-development.

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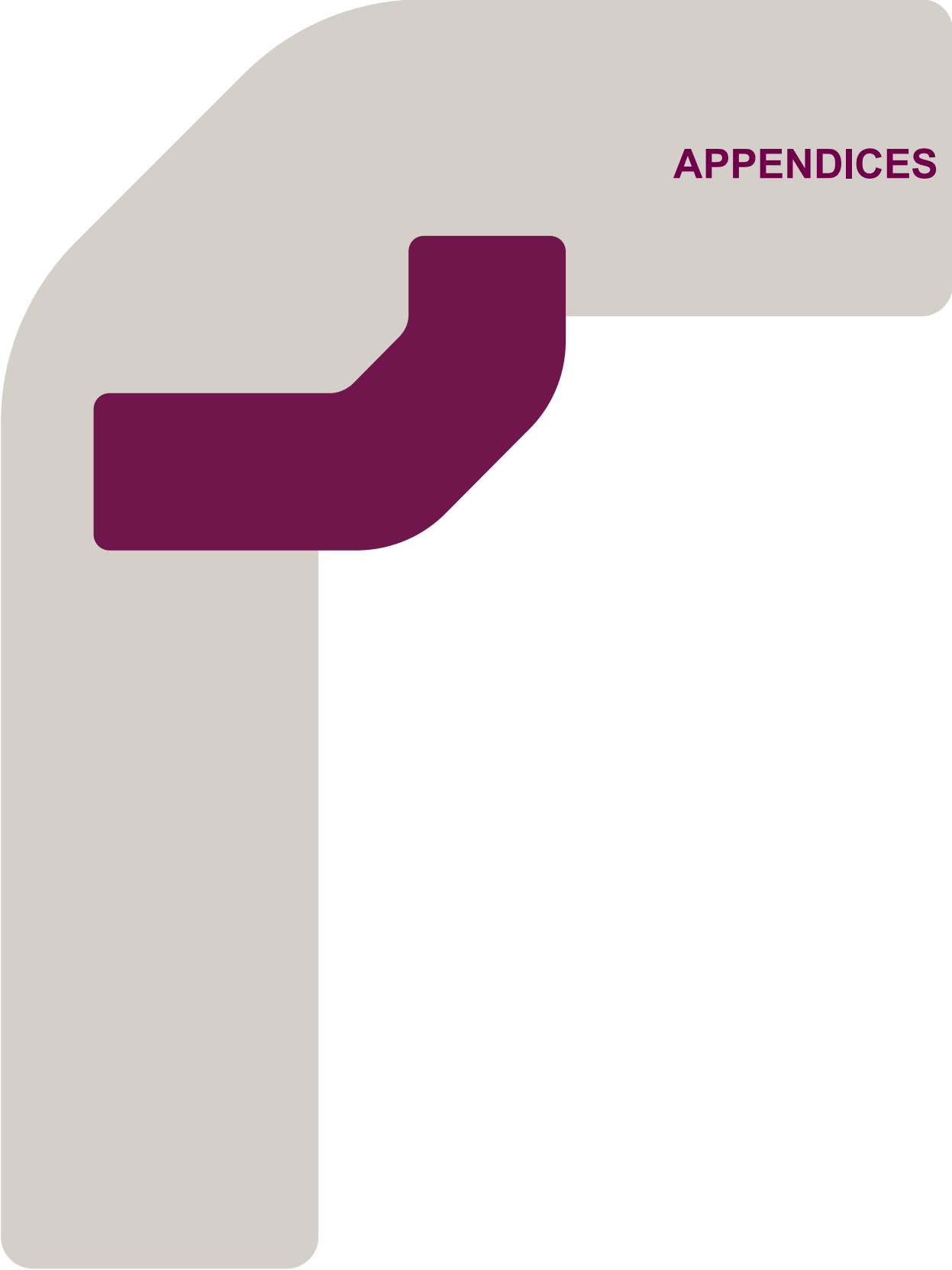
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APPENDICES

Relevant Legislation

A.1 BIRDS

All birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. It is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

Schedule 1 birds cannot be intentionally or recklessly disturbed when nesting and there are increased penalties for doing so. Licences can be issued to visit the nests of such birds for conservation, scientific or photographic purposes but not to allow disturbance during a development even in circumstances where that development is fully authorised by consents such as a valid planning permission.

A.2 BATS

All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. All British bats are also included on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 as European Protected Species. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts

A roost is defined as 'any structure or place which [a bat] uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present at the time of survey.

A licence will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

The following bat species are listed as being of principal importance for the conservation of biodiversity in England, (commonly referred to as UKBAP Priority species): Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe, and Lesser Horseshoe.

Target Notes/Site Photos

**Plate 1:** Building B1, northern side.**Plate 2:** Building B3, western (courtyard) side.**Plate 3:** Rear of Building B11, next to construction area.**Plate 4:** Building B10, south side.



Plate 5: Hedgerow adjacent to the eastern alleyway.



Plate 6: Corner of Building B5.



Plate 7: Eastern side of Building B8 meeting B9.



Plate 8: Rear (northern side) of Building B6.