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Client: Hawkins Brown
Project: Haringey Civic Centre
Report: Preliminary Ecological Appraisal

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd was commissioned to undertake an updated Preliminary Ecological Appraisal (PEA) by Hawkins Brown, on behalf of Churchman Thornhill Finch, of a site known as the Haringey Civic Centre in the London Borough of Haringey.

This report has been produced to support a planning submission for the site which seeks to re-furbish the existing buildings on site and construct a new part. This scheme has the primary aim of repairing, refurbishing and bringing up to modern standards the Grade II listed Haringey Civic Centre built in the late 1950s. It also looks to enhance the external areas belonging to the centre in order to provide a high quality landscape setting for the Civic centre in keeping with the surrounding network of green spaces. A new residential development is proposed for the North West of the site which will include communal garden space for residents.

This survey aimed to establish the ecological value of this site and the potential presence of legally protected species to inform appropriate mitigation, compensation and enhancement actions in light of proposed development works.

The survey area extends to approximately 1 hectare (ha) and comprises buildings, hardstanding/bare ground, amenity grassland, introduced shrub and scattered trees, all of which are commonly distributed in the surrounding area.

The survey, undertaken on 12th January 2023, confirmed that the site has potential to support a range of protected/notable species including:

- Low potential to support roosting bats and moderate potential to support foraging and commuting bats;
- High potential to support nesting birds;
- Low potential to support common invertebrates; and
- Low potential to support hedgehog.

The potential for the site to support all other protected and/or notable species was considered to be negligible owing to the poor habitat diversity and urban location.

Due to the buildings on site being assessed as having low potential to support roosting bats, a survey is required to assess the presence/likely absence of bats. This should be undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines¹ and will consist of a single emergence survey.

Further survey in relation to nesting birds is not required however mitigation actions to ensure no nests are damaged or destroyed during clearance and construction works are recommended within this report. These recommendations are mainly around sensitive timings of works.

Three invasive species were identified on site, listed by the London Invasive Species Initiative (LISI)² and in Schedule 9 of the wildlife and countryside act (1981) as amended. This report therefore details the mitigation actions required to remove these species from site and prevent their further spread in the area.

Mitigation advice is detailed within this report which should be summarised within a Construction Environment Management Plan (CEMP) and secured by condition. The CEMP should also detail measures such as control of pollution forms such as dust, run-off and noise to minimise impacts on designations within the Impact Risk Zone (IRZ).

Recommended ecological enhancements are specified within section 5. These enhancements target UK, London and local Haringey Biodiversity Action Plan (BAP) species and habitats, to help enhance the qualitative biodiversity value of the site.

These enhancements should aim to create a net gain in biodiversity value on site using the Defra Metric 3.1 Methodology, therefore ensuring the development meets both national, regional and local standards in planning and biodiversity.

It is recommended that the ecological enhancement measures are presented with an Ecological Management Plan (EMP), which could be secured through condition.

2.0 INTRODUCTION

Greengage was commissioned to undertake an updated Preliminary Ecological Appraisal (PEA) by Hawkins Brown, on behalf of Churchman Thornhill Finch, of a site known as the Haringey Civic Centre in the London Borough of Haringey.

This report has been produced to support a planning submission for the site which seeks to re-furbish the existing buildings on site and construct a new part. This scheme has the primary aim of repairing, refurbishing and bringing up to modern standards the Grade II listed Haringey Civic Centre built in the late 1950s. It also looks to enhance the external areas belonging to the centre in order to provide a high quality landscape setting for the Civic centre in keeping with the surrounding network of green spaces. A new residential development is proposed for the North West of the site which will include communal garden space for residents.

This survey aimed to establish the ecological value of this site and the potential presence of legally protected species to inform appropriate mitigation, compensation and enhancement actions in light of proposed development works.

2.1 SITE DESCRIPTION

The survey area extends to approximately 1 hectare (ha) and is centred on National Grid Reference TQ 30820 90721, OS Co-ordinates 530820, 190721.

The habitats on site comprise buildings, hardstanding, amenity grassland, tall ruderal vegetation, introduced shrub and scattered trees, all of which are common and widespread in the surrounding area.

The site is situated within an urban setting with Alexandra Palace located appropriately 600m to the southwest. The immediate surroundings to the north and south consist of a mix of residential and commercial buildings. Greenspace is more prominent to the east and west with the school grounds of Trinity Primary Academy to the immediate west and Crescent Gardens to the east.

Residential development is dominant in the surroundings to the north, south, east and west. The most significant area of greenspace, Alexandra Park, lies approximately 700m to the south west, and is ecologically connected to site via smaller pockets of greenspace such as parks, private gardens and tree lined streets.

3.0 METHODOLOGY

The PEA (which included an Extended Ecological Phase 1 Survey) was undertaken in accordance with guidance in the UK Habitat Classification System (UKHab)³ and the Chartered Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal⁴, in accordance with BS42020:2013: Biodiversity⁵. The overall assessment consisted of:

- Site specific biological information gained from statutory and non-statutory consultation; and
- A site walkover, protected species scoping assessment and phase 1 habitat survey.

The site-specific consultation provided the ecological context for the site survey carried out on 12th January 2023.

The survey boundary and existing site is shown at Figure A.1.

Greengage undertook the site walkover during mild, overcast weather conditions. Features within the site boundary and accessible features immediately bordering it were evaluated and the extent and distribution of habitats and plant communities were recorded and supplemented with target notes on areas or species requiring further commentary. Fauna using the area were recorded and areas of habitat suitable for statutorily protected species were identified where present, with an active search carried out for evidence of such use.

3.1 DESK TOP REVIEW

A review of readily available ecological information and other relevant environmental databases (included Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) website⁶) was undertaken for the site and its vicinity. In addition, a biological records search from GiGL (received 20th December 2022) was reviewed to identify the location and citations of local non-statutory designated sites and presence of records for notable and protected species. This provided the overall ecological context for the site, to better inform the Phase 1 Survey.

3.2 ON SITE SURVEYS

Flora

The extent and distribution of different habitats on site were identified and mapped according to the standard Phase 1 Survey methodologies, supplemented with target notes describing the dominant botanical species and any features of interest. Any present protected plant species and invasive/non-natives were also noted. A habitat map has been produced to illustrate the results, as shown at Figure A.1

Fauna

The Phase 1 Survey specifically included assessments to identify the potential value for notable, rare and protected species at site. This involved identifying potential habitats in terms of refugia, breeding sites and foraging areas in the context of species known to be present locally and regionally.

The likelihood of occurrence is ranked as follows:

- Negligible - While presence cannot be absolutely discounted, the site includes very limited or poor-quality habitat for a particular species. The site may also be outside the known national range for a species;
- Low - On-site habitat is poor to moderate quality for a given species, with few or no information about their presence from desk top study. However, presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats;
- Moderate - The on-site habitats are of moderate quality, providing most or all of the key requirements for a species. Several factors may limit the likelihood of occurrence, habitat severance, habitat disturbance and small habitat area;
- High - On-site habitat of high quality for given species. Site is within a regional or national stronghold for that particular species with good quality surroundings and good connectivity; and
- Present - Presence confirmed for the survey itself or recent, confirmed records from information gathered through desk top study.

The species surveyed for included:

Bat Species (*Chiroptera*)

The site visit was undertaken in daylight and the evaluation of bat potential comprised an assessment of natural features on site that aimed to identify characteristics suitable for bat roosts, foraging and commuting. In accordance with Bat Conservation Trust's Good Practice Guidelines and methods given in English Nature's (now Natural England) Bat Mitigation Guidelines⁷ consideration was given to:

- The availability of access to roosts for bats;
- The presence and suitability of crevices and other places as roosts; and
- Signs of bat activity or presence.

Definite signs of bat activity were taken to be:

- The bats themselves;
- Droppings;
- Grease marks;
- Scratch marks; and
- Urine spatter.

Signs of possible bat presence were taken to be:

- Stains; and
- Moth and butterfly wings.

Features with potential as roost sites include mature trees with holes, crevices or splits (the most utilised trees being oak, ash, beech, willow and Scots pine), caves, bridges, tunnels and buildings with cracks or gaps serving as possible access points to voids or crevices.

Additionally, linear natural features such as tree lines, hedgerows and river corridors are often considered valuable for commuting and semi-natural habitats such as woodland, meadows and waterbodies can provide important foraging resources. Consideration was given to the presence of these features both immediately within and adjacent to the assessment area.

Reptiles

The potential for reptile species on site was assessed during the walkover survey. Possible species include grass snake (*Natrix natrix*), smooth snake (*Coronella austriaca*), adder (*Vipera berus*), common and sand lizard (*Lacerta vivipara* and *L. agilis*) and slow worm (*Anguis fragilis*). These native reptile species generally require open areas with low, mixed-height vegetation, such as heathland, rough grassland, and open scrub or, in the case of grass snake, waterbody margins. Suitable well drained and frost-free areas are needed so they can survive the winter.

Birds

During the walkover survey, the potential for breeding, wintering and migratory birds was assessed. This includes areas of trees, scrub, heathland and wetlands that could support nests for common or notable species.

Invertebrates

As part of the walkover survey the quality of invertebrate habitat and the potential for notable terrestrial invertebrate species was considered. There is a wide variety of habitats suitable for invertebrates including wetland areas, heathland, areas of bare sandy soil, ephemeral brownfield vegetation and meadows.

Biodiversity Action Plan (BAP) priority species / Species of Principal Importance

Where consultation and a desk-study indicate the presence of BAP priority species (Species of Principal Importance) not protected by statute, effort was made to establish the potential for the site to support these species.

The potential for hedgehogs to be present on site, particular in areas of dense scrub, was taken into consideration.

3.3 SURVEYORS

Georgia Alfreds has a degree in Geography (BSc Hons), an MSc in Environmental Biology: Conservation and Resource Management and is an Associate member of CIEEM with 7 years' experience in ecological survey and assessment.

Isobel Novak has a degree in Biology (BSc Hons), an MSc in Conservation, and is a Qualifying member of CIEEM with 1 seasons' experience in ecological surveying.

This report was written by Isobel Novak and reviewed and verified by Georgia Alfreds who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

3.4 CONSTRAINTS

The PEA was undertaken during a suboptimal time of year, however this was not seen as a significant constraint to the report. It was possible to access all areas of the site.

No significant constraints that stand to impact conclusions drawn in this report therefore presented themselves.

4.0 RESULTS

4.1 DESK TOP REVIEW

Designations

Consultations with the local biological record centres (GiGL) and the MAGIC dataset have confirmed that there are no statutory designations of national or international importance within the boundary of the site.

There is however one statutory designation within a 2km radius. Alexandra Palace & Park, a Local Nature Reserve (LNR), is located approximately 700m south west of the site.

The site lies within 5km of a statutory designation of international importance, Lea Valley Special Protection Area (SPA), which is located 4.4km east of the site.

The site also lies within the Impact Risk Zone (IRZ) of Walthamstow Marshes Site of Special Scientific Interest (SSSI) and Walthamstow Reservoirs SSSI, both of which are located just under 5km to the east of site.

Records from GiGL also identified 26 non-statutory Sites of Importance for Nature Conservation (SINCs) within 2km of the site boundary, with the nearest being Nightingale Gardens and Avenue Gardens, a SINC of local importance, located 230m west of site. SINCs are recognised by LPAs as important wildlife sites.

Table 4.1 below gives the locations and descriptions of a selection of the nearest/most relevant local designations.

Table 4.1 Statutory and Non-Statutory Designated Sites within Search Radius

Site Name	Approximate Location	Description
Statutory Designations		
Lea Valley SPA	4.4km east	This SPA consisted of several habitats, including wetland habitats. The site is used regularly by 1% or more of the Great Britain population of bittern, as well as shoveler and gadwall. In addition, the site supports nationally important numbers of cormorant, great crested grebe, tufted duck, pochard and grey Heron.
Walthamstow Marshes SSSI	4.9km south east	Walthamstow Marshes are one of the last remaining examples of semi-natural wetland in Greater London. They contain a variety of plant communities typical of a former flood plain location, such as a range of neutral grassland types, sedge marsh, reed swamp, willow scrub and areas of tall herb vegetation.

Site Name	Approximate Location	Description
		Associated with this diversity of habitat are several species of plant and insect which are uncommon in the London area. The marshes contain several species of insect with a restricted distribution in the London area such as the Essex skipper butterfly, an uncommon hoverfly and a pyralid moth. The breeding bird community contains several species typically associated with marshland habitats such as reed bunting, reed, sedge and willow warblers. A variety of wintering birds visit the marshes and neighbouring reservoirs while in autumn flocks of finches are to be found feeding on the seeds of the tall herbs.
Walthamstow Reservoirs SSSI	4.9km north east	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 area for moulting tufted duck and in winter attract nationally significant populations of wildfowl and other wetland birds. Together with the neighbouring Chingford Reservoirs SSSI to the north, the Walthamstow Reservoirs have become established as a major post-breeding refuge for tufted duck. During the winter months the reservoirs are a favoured area for a variety of wetland birds and in particular, large numbers of wildfowl. The populations of cormorant and tufted duck consistently reach levels of national significance, while shoveler numbers have declined in recent years. However, this is due to them being more widely dispersed across the south-east now and the decline is not because of recreational disturbance or a lack in suitable habitat at the site.
Alexandra Palace & Park LNR	700m south west	Alexandra Park is an 80-hectare diverse-landscape park, consisting of grassland and woodland habitats.
Non-Statutory		
New River (SINC of Metropolitan Importance)	750m south west and 500m north	The river supports a diverse aquatic and marginal flora, including the London rarities lesser water-parsnip, unbranched bur-reed, stream water-crowfoot and the nationally declining river water-dropwort. 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

Site Name	Approximate Location	Description
		damselfly, which is scarce in London, and very large populations of common blue damselfly. The river supports a good range of fish, including pike, perch, roach and carp, and may be of value for amphibians.
Palace Gates (SINC of Borough Grade II Importance)	275m south west	The woodland on site is relatively young, and dominated by sycamore with some oak, birch, and ash. Holly, cherry-laurel and hawthorn form an understorey. There are areas of scrub, mostly goat willow and buddleia, and the rest of the site is rough grassland, dominated by false oat-grass.
Alexandra Palace & Park (SINC of Borough Grade II Importance)	700m south west	See above.
Nightingale Gardens and Avenue Gardens (SINC of Local Importance)	230m west	These two public gardens have both tree and shrub cover and are linked by a section of former railway embankment. Avenue Gardens and Nightingale Gardens both have mature trees, including ash, poplars, cherry, oak, false acacia, whitebeams and lime. The former railway embankment between the two gardens is wooded with oak and sycamore. The shrub layer consists largely of hawthorn, with a field layer dominated by bramble.
New River Sports Centre, White Hart Lane Recreation Ground & Woodside Park (SINC of Local Importance)	315m north east	These three open spaces together form a substantial area of parkland and amenity grassland in an area deficient in accessible natural greenspace. There are several features of nature conservation interest scattered through the site. New River Sports Centre has two fine ancient pollard oaks on the edge beside Wolves Lane, while White Hart Lane Recreation Ground has a small lake and an interesting ruderal community on the former nursery. Mature trees, including further old oaks, and hedges are scattered throughout.
Thorold Road Allotments (SINC of Local Importance)	450m north	Allotments provide a valuable resource for wildlife. They can support important populations of amphibians and reptiles, especially slow worms and grass snakes (grass snakes are known from at least two allotment sites in the north of the borough), as well as birds, mammals and invertebrates.

The statutory designations discussed above are not considered to be at risk of any impacts during the construction or operational phases of the development, given the distance between them and the site, the scale and nature of the proposed works, and the non-residential use of the development.

Biodiversity Action Plans

UK Biodiversity Action Plans (BAPs) have been developed which set priorities for nationally important habitats and species. To support the BAPs, Species/Habitat Statements (otherwise known as Species/Habitat Action Plans) were produced that provide an overview of the status of the species and set out the broad policies that can be developed to conserve them. A list of priority species of conservation importance was also developed.

The UK BAP was succeeded in 2012 by the UK-Post 2012 Biodiversity Framework which informed the creation of the Biodiversity 2020 strategy; England's contribution towards the UK's commitments under the United Nations Convention of Biological Diversity.

Despite this, the UK BAP priority species lists and conservation objectives still remain valid through integration with local BAPs (which remain valid), and in the form of the Habitats and Species of Principle Importance list (as required under section 41 of the Natural Environment and Rural Communities (NERC) Act).

No UK BAP habitats were present on site or in the immediate vicinity.

Local Biodiversity Action Plans (LBAPs) ensure that national action plans (the UK BAP/Biodiversity 2020) are translated into effective action at the local level and establish targets and actions for locally characteristic species and habitats.

London BAP

The London BAP lists 214 priority species and eight Species Action Plans (SAPs), in addition to four priority habitats and 11 Habitat Action Plans (HPAs). There are also many species listed on the BAP which are priority species and are of conservation concern. Of these, the features of relevance include:

- Bats (SAP);
- House sparrow (SAP); and
- Built structures listed as a priority habitat.

Haringey BAP

The Haringey BAP lists six habitats which are covered by Habitat Action Plans (HAPs) and one species with a Species Action Plan (SAP). Of these, the following are of relevance to this site:

- Bats (SAP); and
- Built structures (HAP).

Species Record

The information provided in the biological data search from GiGL identified records of several protected and BAP priority species within 2km search radius of the site. Among others, these include the following species of relevance to the site:

- Bird species including, swift (*Apus apus*), starling (*Sturnus vulgaris*), lesser spotted woodpecker (*Dryobates minor*), black redstart (*Phoenicurus ochruros*), herring gul (*Larus argentatus*) and house sparrow (*Passer domesticus*);
- Hedgehog (*Erinaceus europaeus*);
- Stag beetle (*Lucanus cervus*); and
- Bat species including, serotine (*Eptesicus serotinus*), Daubenton's (*Myotis daubentonii*), Natterer's (*Myotis nattereri*), whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandtii*), noctule (*Nyctalus noctule*), brown long-eared (*Plecotus auratus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and Nathusius' Pipistrelle (*Pipistrellus nathusii*).

The species listed above are primarily those known to be in the area that may be impacted by any proposals at the site, or that stand to benefit because of potential ecological enhancements at the site and inform site-specific mitigation and enhancement recommendations described in the following chapter.

4.2 DETAILED DESCRIPTION OF SITE: HABITATS

The habitats presented across the assessment site consist of the following UKHab categories, as mapped at Figure A.1:

- Building and hard standing;
- Introduced shrub;
- Amenity grassland; and
- Scattered trees.

Buildings

There were two buildings on site: The first, building 1 ('B1'), was the main building on site and was in use as an office building for the council (Appendix B, Photograph 1). This building was four stories tall and constructed mainly of concrete and red brick, with large windows. The roof was flat with an extension a large amount of plant present. The building was in generally good condition although there were signs of wear particularly around the brickwork.

Building 2 ('B2') was a small outbuilding used to store electrical equipment (Appendix B, Photograph 2). This building also had a flat roof and was constructed of red brick, however, there were no windows. This structure was in good condition apart from some damage to the brickwork.

Hardstanding

The hardstanding on site was mainly concrete and was located across the site particularly in the car parking area to the north west (Appendix 1, Photograph 4). The concrete was in good condition; however, ephemeral/short perennial vegetation has begun to colonise some shady perimeters. These species mainly consisted of ragwort (*Jacobaea vulgaris*), daisy (*Bellis perennis*) and dandelion (*Leontodon taraxacum*).

Introduced shrub

Introduced shrub was present to the front and rear of B1 (Appendix 1, Photograph 5). Dominant species included cherry laurel (*Prunus laurocerasus*), pendulous sedge (*Carex pendula*), variegated holly (*Ilex aquifolium*), rose species, lavender (*Lavandula sp.*), Fatsia japonica, Mahonia japonica and palm species (*Adenanthra sp.*). Amongst these an invasive cotoneaster species (*Cotoneaster sp.*), listed on Schedule 9 of the Wildlife and Countryside Act (1981), was also present as indicated by target note 1 (TN1). Buddleia, an invasive non-native species listed by the London Invasive Species Initiative (LISI) was also present on site, shown by target note 2 (TN2). Other species found included hedge bindweed (*Calystegia sepium*), Canadian fleabane (*Conyza canadensis*), maple saplings (*Acer sp.*), great willowherb species (*Chamaenerion angustifolium*) and purple aster (*Aster sp.*).

Amenity grassland

Amenity grassland was found to the north east and south of the site and was kept to a very short sward height (<5cm) indicating regular management (Appendix 1, Photograph 3). The grassland was relatively species poor with the dominant grass species including perennial ryegrass (*Lolium perenne*), cock's foot (*Actylis glomerata*), fescue (*Festuca sp.*) and annual meadow grass (*Poa annua*). Wildflower species were also present amongst the sward, including yarrow (*Achillea millefolium*), ribwort plantain (*Plantago lanceolata*), cleavers (*Galium aparine*), herb Robert (*Geranium robertianum*) and creeping buttercup (*Ranunculus repens*). Green alkanet (*Pentaglottis sempervirens*), an abundant invasive species on site, was also present within this habitat. It has been indicated by target note 3 (TN3).

Scattered trees

There were 42 scattered trees located across the site, which were mostly semi mature with some mature London plane trees to the north (Appendix 1, Photograph 10). Species included cherry, silver birch (*Betula pendula*), common ash (*Fraxinus excelsior*), rowan (*Sorbus aucuparia*), beech (*Fagus sylvatica*), sycamore (*Acer pseudoplatanus*), lime (*Tilia sp.*), cypress (*Cypressus sp.*) and Ginkgo (*Ginkgo biloba*).

4.3 DETAILED DESCRIPTION OF SITE: SPECIES

Bats

Foraging and commuting

The grassland, trees and shrub on site all provide a resource for invertebrates which in turn provides a foraging resource for bats. the site is relatively connected to other areas of foraging value to bats, including the nearby Nightingale Gardens and Avenue Gardens to the west.

The site is therefore considered to provide **moderate** potential to support foraging and commuting bats.

Roosting

The main building on site was inspected externally to determine its potential to support roosting bats. The features identified on each of the buildings had suitability to support low numbers of crevice dwelling bat species of low conservation concern. It was determined that both B1 and B2 provide low bat roosting potential. The features of interest on the buildings include gaps under the fascia boards, soffit cavities, damaged brickwork and lifted lead flashing (Appendix 1, Photograph 11 - 13).

The trees on site were also inspected. One rowan tree to the east of B1 was found to provide roosting potential: the main visible feature was a rot pocket in a dip between two branches (Appendix 1, Photograph 14) approximately 2.5m from ground level.

The site is therefore considered to provide **low** potential to support roosting bats.

Birds

The trees and shrub on site, as well as the flat roofed buildings provide ideal opportunities to support common and widespread nesting bird species. Whilst no nesting birds were identified at the time of the site visit, robin (*Erithacus rubecula*), blackbird (*Turdus merula*), wood pigeon (*Columba palumbus*) and magpie (*Pica pica*) were all recorded during the previous site visit.

The site is therefore considered to provide **high** potential to support nesting birds.

Invertebrates

The site is likely to support a range of common invertebrate species with habitats of value including trees, grassland and shrub. There are records of several invertebrate Species of Principal Importance within 2km of the site including stag beetle, small heath (*Coenonympha pamphilus*) and wall (*Lasiommata megera*).

The highly managed nature and low floral diversity of the habitats on site mean that the site is unlikely to support these rarer invertebrates however, meaning overall the site is classified as being of **low** potential value for common invertebrate species.

Invasive/Non-native species

Three invasive, non-native species were identified on site, including a *cotoneaster* species listed on Schedule 9 of the Wildlife and Countryside Act (1981) (Appendix 1, Photograph 7), buddleia (*Buddleja davidii*) and green alkanet (*Pentaglottis sempervirens*), both LSI species (Appendix 1, Photographs 8 and 9, respectively). The location of these species is highlighted by TN1 & 2.

There is therefore a **confirmed** presence of invasive, non-native species on site.

Other BAP Species

There are 130 records of hedgehog within 2km of the site. Areas towards the north and south of the site provide suitable refuge and foraging habitat for hedgehog, although the busy main roads bordering the site reduces this suitability slightly. The site is therefore considered to provide **low** potential to support hedgehogs.

5.0 EVALUATION AND DISCUSSION

5.1 BASELINE SUMMARY

The assessment site and its surroundings have potential to support the following ecological receptors of note, which could therefore be impacted upon by any future prospective development proposals, as indicated in Table 5.1 below. Comment on further recommendations for each receptor is provided; further detail and discussion can be found at paragraph 5.2 onward:

Table 5.1 Baseline Summary

Receptor	Presence/Potential Presence	Comments
Designated Sites: Statutory	Confirmed within 2km	Alexandra Palace & Park LNR is located 700m south west of the site. The site also lies within the IRZ of Walthamstow Marshes SSSI and Walthamstow Reservoirs SSSI, both of which are located just under 5km to the east of site. Considering these designations are approximately 5km away, this is not considered to have any adverse effects on the stated designations.
Designated Sites: Non-Statutory	Confirmed within 2km	There are 26 non-statutory SINC's within 2km of the site boundary, with the nearest being Nightingale Gardens and Avenue Gardens, a SINC of local importance, located 230m west of site. Given the close proximity of these sites, and the LNR, they are considered to be at risk from the construction phase of the development without due care and consideration. Indirect construction impacts such as dust deposition, vibration and noise pollution will need to be carefully assessed and mitigation measures established prior to the commencement of any construction works on site. These measures should be detailed within a Construction Environment Management Plan (CEMP).
Foraging and commuting bats	Moderate	Given the planned retention of key features such as the scattered trees, further survey to

Receptor	Presence/Potential Presence	Comments
		assess the level of bat activity onsite is not considered necessary. However, measures to ensure the sites suitability for foraging and commuting bats is retained and enhanced as a result of the development are recommended below. Furthermore, to protect the value of the site and the greenspaces within its zone of influence for bats, mitigation recommendations for an appropriate lighting scheme have been included below.
Roosting bats	Low	B1 and B2 were given a low potential for roosting bats. In addition, one tree on site was found to hold low potential. To establish the presence/absence of roosting bats within the buildings and tree, an emergence/re-entry survey is recommended. Further details can be found below.
Birds	High	Further surveys for nesting birds are not considered necessary. However, mitigation measures to ensure that no individuals or active nests are harmed through the site clearance are included within this report.
Invertebrates	Low	The habitats present on site were of low suitability to support invertebrates. Suitable enhancement measures stand to greatly improve the value of the site for invertebrates.
Invasive/Non-native species	Confirmed	Three invasive species were recorded on site: buddleia, cotoneaster and green alkanet. Care must be taken while refurbishment works are carried out and recommendations followed, detailed below.
Hedgehog	Low	Whilst hedgehog is not afforded the same level of protection as bats or birds, they are protected from intentional injury or death under the Wild Mammal Protection Act.

Receptor	Presence/Potential Presence	Comments
		Measures to protect hedgehog are therefore described below.

5.2 DISCUSSION AND RECOMMENDATIONS

Discussion is provided below on the key ecological receptors that stand to be impacted/benefit from proposed works; high level commentary on appropriate mitigation, compensation and enhancement actions is also provided.

An Ecological Management Plan (EMP) and Construction Environmental Management Plan (CEMP) should be produced and implemented for the site providing greater detail on the below, which should be secured through planning condition in accordance with BS 42020: 2013 Biodiversity.

Designated sites

General best practice construction actions should be followed which should be detailed within a site wide Construction Environment Management Plan (CEMP) which should be secured through condition.

Bats

Foraging and Commuting

Further survey to assess the sites value for foraging bats is not considered necessary. However, bat-sensitive lighting should be incorporated into the scheme to minimise any potential impacts of increased lighting levels on foraging, commuting and socialising bats.

Trees on site, which are being retained as part of the development, likely provide a commuting and foraging resource for bats, therefore measures to limit additional light spill in these areas should be implemented.

Furthermore, while considering the proposed refurbishments, 'bat-friendly' nocturnal lighting should be adopted where applicable. The below bullet points provide high level recommendations for the design of wildlife friendly lighting on site, based guidance provided by the Institute of Lighting Professionals (ILP) and BCT⁸:

- Use of low-UV warm-white LED bulbs with low illumination/LUK levels;
- Use of directional, downward facing and shielded lights which point away from green features such as trees or areas of soft landscaping where possible and where health and safety restrictions allow;
- External lights on curfew controls/movement sensors to be considered where possible to reduce light pollution when not needed; and

- Green infrastructure should remain unlit where possible and where health and safety restrictions allow, particularly between April and October, inclusive.

Roosting

An emergence survey was previously undertaken on 29th July 2021 to assess known features for potential roosts (doc ref: 551475mc01oct21FV01_BATS.docx) and recorded no bats emerging from the building. However, considering the time that has passed, an update emergence/re-entry survey is recommended.

In order to establish the presence/likely absence of roosting bats emergence/re-entry surveys will be required. In accordance with BCT Good Practice Guidelines (2016).

Buildings 1 and 2 require one emergence/re-entry survey to be undertaken at dusk or dawn. This survey should be undertaken between May-August.

During the survey, surveyors would observe and record any bats emerging or re-entering any roosts. This period of observation would take place from 15 minutes before sunset to 1.5 hours after sunset for emergence surveys, or 1.5 hours prior to sunrise to 15 minutes after sunrise for re-entry surveys.

Handheld bat detectors that monitor acoustic frequencies would be used during the survey. The survey would take place during fairly calm weather (no heavy rain or wind). Recorded bat calls would be analysed to identify, where possible, the species present and the behaviours associated with the calls recorded.

During the previous walkover surveys in 2021, two separate Rowan trees were previously found to hold potential roosting features. However, upon returning in 2023 and consulting an arboriculture report, these trees appeared to have been felled and no longer exist. However, one tree was identified as having low potential. If the tree is to be felled then we recommend soft felling, where tree limbs are cut and left grounded over night to allow any bats to make their way out.

Birds

Nesting birds are protected from being killed/injured/damaged/destroyed and it is therefore recommended that any refurbishment works or removal of trees and shrubs take place outside of the bird nesting season (typically runs from March to August inclusive). Where this is not possible, an ecologist should confirm that there are no active nests present a minimum of 24 hours prior to clearance. If nests are discovered, they should be protected until the birds have fledged.

Compensatory planting should focus on the provision of winter berry producing species as well as species with dense shrubby growth within which birds may construct nests. This would not only provide nesting opportunities, but also deliver a vital food resource for birds over the winter months. Species which could be included in the design include, dogwood (*Cornus sanguinea*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and red currant (*Ribes rubrum*).

Nest boxes for sparrows and generalists should be incorporated as enhancement measures into the newly built buildings or on the retained trees.

Invertebrates

Overall, the site is considered to have low potential to support notable invertebrates. Actions should be integrated within proposals to enhance the value of the site for key invertebrates, primarily concentrating on species groups listed in the UK and Haringey BAP.

Invasive/Non-native species

Three invasive species were found on site (green alkanet, buddleia and cotoneaster). It is important to remove these considerably from the site during the clearance works and destroyed in such a way that prevents their spread. Clearance should follow guidance from LISI and DEFRA⁹ respectively.

LSI also details actions to help prevent, control and, where feasible, eradicate invasive non-native species in London. The following steps should be taken before, during and after site clearance to help control this species:

- Identify areas where these species are present and assess the risk of and how they would be spread;
- Set up monitoring schemes on site; and
- Raise awareness of these species through notices on site to help prevent the spread.

BAP Species

In order to minimise the potential for killing or injuring of hedgehogs (and other small to medium sized mammals) during site clearance, removal of dense vegetation should be undertaken in phases, which would allow animals the opportunity to escape or to be spotted by contractors. Should any hedgehogs be found, they should be moved to a suitable area of habitat that is not subject to clearance.

Ramps should be placed within any excavations during demolition and construction on site, so as to provide a means of escape, should a small mammal such as a hedgehog fall into it.

Inclusion of dense shrub and scrub species within the soft landscaping design proposals will help to compensate for the loss of suitable hedgehog habitat.

Should any hedgehogs be found, they should be moved to a suitable area of habitat that is not subject to clearance, and hedgehog boxes should be considered.

Biodiversity Enhancements

In accordance with the National Planning Policy Framework, local policy drivers and recent changes to the legislative context, (Appendix C), proposals should seek to provide measurable net gains in biodiversity. These should aspire to a minimum of 10% net gain in biodiversity, which should be evidenced through a Biodiversity Impact Assessment (BIA) using the Natural England Biodiversity 3.1 metric¹⁰ or similar.

To enable proposals to deliver the desired net gains, the following measures should be considered for incorporation into the landscaping plans:

- Retention of mature trees on site;
- Use of invertebrate habitat features such as bee posts, habitat panels and stag beetle loggeries;
- Implementation of a wildlife-friendly lighting regime;
- Incorporation of bird and to target UK and London BAP species (e.g. swift, house sparrow and black redstart), on retained mature trees and retained building; and
- Use of hedgehog boxes in areas of landscaping;

Enhancements for bats would be best set out on completion of the above-recommended bat surveys.

6.0 SUMMARY & CONCLUSION

Greengage was commissioned to undertake an updated Preliminary Ecological Appraisal (PEA) by Hawkins Brown, on behalf of Churchman Thornhill Finch, of a site known as the Haringey Civic Centre in the London Borough of Haringey.

Key mitigation, compensation and enhancement actions are described to enable legislative and policy compliance (see context at Appendix C), aiming to achieve net gains in biodiversity for the site.

Key actions should be included within EMP and CEMP documents for the site which could be secured through planning condition.

The PEA identified value for several notable and protected species, including foraging, commuting and roosting bats, nesting birds and hedgehog. Further surveys to establish the presence/likely absence of bats in the buildings is required. The results of this survey should be used to inform the need for additional mitigation and compensation actions required to allow the refurbishment works to proceed. If the tree with low potential to support roosting bats is to be felled then we recommend soft felling.

Mitigation actions for several ecological receptors on site have already been identified and should be included in a CEMP (secured by planning condition), including:

- Provision of bat sensitive lighting;
- Removing vegetation and undertaking building refurbishments outside of the nesting bird season;
- Removing vegetation using a two-phase approach with a check between cuts to protect hedgehog and other small mammals; and
- Control measures for forms of pollution such as dust, run-off and noise to avoid impacts on designated sites within the IRZ.

The ecological enhancements specified in this report target UK, London and Haringey BAP species, to help enhance the qualitative biodiversity value of the site. These enhancement measures should be described in detail, along with the management prescriptions, within an EMP, which should also be secured by condition.

These enhancements should aim to create a net gain in biodiversity value on site under the Defra Metric 3.1 methodology, therefore ensuring the development meets both national, regional and local standards in planning and biodiversity.

APPENDIX A SITE PLAN AND HABITAT MAP

Figure A.1 Site plan and habitat map

HARINGEY CIVIC CENTRE

-  Red Line Boundary
-  Target Note
-  Feature with Low Bat Roost Potential
-  Trees with Low Bat Roost Potential
-  Scattered Trees
-  Developed land; sealed surface
-  Introduced shrub
-  Modified grassland
-  Vacant/derelict land/ bareground
-  Building

Title: Figure A.1 Site Plan and Habitat Map

Drawn by: IN
Date: 20/02/2023

Reviewed by: JT
Date: 20/02/2023

Project number: 551475
Sources: ESRI World Topo, Google Satellite



APPENDIX B SITE PHOTOGRAPHS

Figure B.1 Building 1, east side (front)



Figure B.2 Building 2, west side



Figure B.3 Patch of amenity grassland to the south of the site



Figure B.4 Patch of amenity grassland to the north east of the site

