

**BIODIVERSITY ASSESSMENT REPORT FOR
PROPOSED DEVELOPMENT AT REAR OF
23/25 VICARAGE ROAD
LONDON
N17 0BB.
MAY 2023**



ARBORICULTURAL CONSULTANTS

Arboricultural Solutions LLP

**3 Walnut Close
Peterborough
Cambridgeshire
PE7 1LL**

SUMMARY

The site was visited on 9TH May 2023. No evidence of any protected species was found on the site.

In addition to a site survey, a desk study was undertaken. This involved searching the Multi-Agency Geographic Information for the Countryside (MAGIC) websites.

The proposed development site is in a predominantly residential and urban location at the junction of Vicarage Road and Argyle Road. The existing site is a former garden area and is currently a level area of loose pea gravel surrounded by close board fencing and the flank elevation of 49 Argyle Road. It appears to have been cleared of vegetation circa 2015, though there are some herbaceous plants and bramble beginning to establish.

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

1. Introduction

1.1. Instructions

1.1.1. We have been instructed by Satish Jassal to undertake a protected species survey and assessment and report on the biodiversity of a proposed development site at the rear of 23/25 Vicarage Road, London N17 0BB as part of the planning application process.

1.2. Drawings and Documents

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

- Existing site plan. Drawing 193-002-EX-SIT Rev 00 March 2023.
- Satish Jassal Architects Pre app Rev 01 March 2023.
- Satish Jassal Architects Planning Documents.

2. Background Information

2.1. Planning Requirements

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

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

2.2. Compliance with Haringey Local Plan

2.2.1. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage. SP13: Open Space and Biodiversity New development shall protect and improve Haringey's parks and open spaces.

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

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

techniques.

- All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities; protection, management and maintenance of existing trees and the planting of new trees where appropriate; and protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

3. Report on site visit

3.1. General

3.1.1. The site was inspected on 9th May 2023 by F Critchley of Arboricultural Solutions LLP. The weather conditions were clear with sunshine and light winds.

4. Site inspection and methodology

4.1. Inspection

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

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

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

4.1.4. The proposed development site is not covered by any Statutory designation. However, it is located 550 metres east of the nearest point of Bruce Castle Park; 1km west of Tottenham Marshes (part of Lea Valley Park and both sites are listed on the Priority Habitat Inventory Deciduous Woods.

4.1.5. The proposal is to develop part of the rear garden and construct a three-bedroom residential dwelling. As the existing site is an existing urban garden area the development proposal will have no significant impact on any of the above designations.

5. Results

5.1.1. **Habitats:** The area is defined as 'Urban' by Natural England. The site currently consists of a level area of pea gravel bounded on the north, east and south sides by a 1.8 metre height close board fence and on the south side by the flank elevation of 49 Argyle Road. It is a small urban garden area that appears to have been maintained clear of vegetation since 2015 (data from Google Streetview). The site has remained unused and currently has some small patches of herbaceous vegetation and bramble (see photograph 1 below).



Photograph 1 looking south across the site from Argyle Road.

5.1.2. Within the site there is no significant vegetation established and the habitats present within the site are of negligible ecological value in their own right.

5.1.3. **Birds:** No records of protected/notable bird species within 1km of the site were found and the site is not likely to support a notable bird population.

5.1.4. **Other Species:** Owing to the lack of suitable habitats, the site is not considered capable of supporting any other protected/notable species or biodiversity interest.

6. Conclusions

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

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

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

- There are no existing trees, planting, soft landscaping or biodiversity features within the existing site. A landscape proposal will be provided with any full planning application and will include a selection of species chosen to enhance the amenity of the development specified to complement the new building as part of a cohesive design providing long term continuation of amenity and canopy cover.
- The opportunity to enhance biodiversity can be maximised through the provision of soft landscaping, tree planting, green roofs and the management of non-native invasive species on the site.

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