



Preliminary Ecological Appraisal and Preliminary Roost Assessment

24 Cholmeley Crescent, Haringey N6 5HA

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Lauren Sweet to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) at 24 Cholmeley Crescent, Haringey N6 5HA (hereafter referred to as “the site”). The survey was required to inform a planning application for the demolition of existing dwelling and construction of a detached dwelling (hereafter referred to as “the proposed development”).

The following is work you will need to commission to comply with planning policy and legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Table 7 of this report.

Feature	Survey Results Summary	Impact Assessment	Recommendations
Habitats and flora	There are no notable habitats within the site but such habitats are present within 2km of the site, The closest designated site is Parkland Walk Local Nature Reserve LNR located 515m from the site. The onsite habitats are common and widespread and have low ecological value. No protected or notable plant species were recorded during the survey.	No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers. The demolition of the exiting building and construction of the new built dwelling is a similar footprint, however very small areas of hedgerow and grassland will be lost or damaged. This is likely to have a minimal impact on biodiversity due to the small area affected and the low ecological value of these habitats.	Retained hedgerows should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Best practice measures to minimise the possibility of pollution must be implemented during construction.
Reptiles	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for reptiles. However, the site is in an urban area with limited habitat connectivity and reptiles are unlikely to be present. Furthermore, the brick wall along the site boundary would also prevent access to the site.	Treeline and grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.	Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction.
Roosting bats (B1)	Building B1 has low value for roosting bats.	The proposed development will result in the demolition of this building. This could result in destruction of any bat roosts present and could cause disturbance, death or injury to bats.	One bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive.

			Infra-red cameras should be used as an aid. Surveys should be a minimum of two weeks apart. Three surveyors are required to provide full coverage of the building. If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
Foraging and commuting bats	Hedgerows could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.	The proposed development will result in the loss of small areas of hedgerows and grassland but given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. The proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.	A low impact lighting strategy will be adopted for the site during and post-development.
Hedgehog	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for hedgehogs to forage and shelter. There is some foraging ground to support a population in residential gardens and the Omved Gardens nearby adjacent from the site. No direct evidence of droppings has been seen. Therefore, hedgehogs are unlikely to be present.	Very small areas of grassland and hedgerows will be removed during construction. The loss of such habitats could result in a death or injury to hedgehog. Furthermore, construction activities could result in the death or injury of hedgehogs, if present.	A precautionary working method will be implemented during construction.
Birds	No evidence of nesting birds was found during the survey. However, the site does present some opportunities for nesting birds due to the hedgerows present.	Small areas of hedgerow will be removed during construction. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.	Hedgerow removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Lauren Sweet to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) at 24 Cholmeley Crescent, Haringey N6 5HA (hereafter referred to as “the site”). The survey was required to inform a planning application for the demolition of existing dwelling and construction of a detached dwelling (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

1.2 Site Location and Landscape Context

The site is located at National Grid Reference TQ 2887 5961 and has an area of approximately 0.03ha comprising a dwelling, a timber shed, and a vegetated garden. It is surrounded by other built dwellings and vegetated gardens with Highgate underground station to the north and Kenwood House to the West. The wider landscape comprises predominately urban areas of greater London as well as, green woodland areas including Hampstead Heath. A site location plan is provided in Appendix 2.

1.3 Scope of the Report

The PEA element of this report describes the baseline ecological conditions at the site, evaluates habitats within the survey area in the context of the wider environment and describes the suitability of those habitats for notable or protected species. It identifies possible ecological constraints as a result of the proposed development and summarises the requirements for further surveys and mitigation measures to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation.

The PRA element of this report provides a description of all features suitable for roosting, foraging and commuting bats and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on possible constraints to the proposed development as a result of bats and summarises the requirements for any further surveys to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation.

To achieve this, the following steps have been taken:

- A desk study has been carried out.
- A field survey has been undertaken to record baseline information on the site and surrounding area including habitat types and their suitability for notable or protected species, including roosting bats.

- Invasive plant and animal species (such as those listed on Schedule 9 of the Wildlife & Countryside Act) have been identified.
- Potential impacts on features of value, as a result of the proposed development, have been identified.
- Recommendations for further surveys and mitigation have been made.
- Opportunities for the enhancement of the site for biodiversity have been set out.

2.0 Methodology

2.1 Desk Study

The desk study included a review of the magic.gov.uk database for statutory designated sites within a 2km radius of the site. Landscape value and the presence of notable habitats as well as granted European Protected Species Licence (EPSL) and notable species records held on magic.gov.uk database has also been considered where these are within influencing distance of the site.

2.2 Field Survey

The survey was undertaken by Rebecca Roe (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 17/07/2023.

Preliminary Ecological Appraisal

An extended habitat survey was undertaken, following the methodology set out in *UK Habitat Classification User Manual* (UK Habitat Classification Working Group, 2018). All land parcels are described and mapped and, where appropriate, target notes provide supplementary information on habitat conditions, features too small to map to scale, species composition, structure and management. Botanical species lists were compiled with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).

For ease of reading, scientific names are omitted from this report for widespread, ubiquitous and well-known species. Scientific names are only included where deemed necessary in conveying correct information to the reader, for example where common names differ regionally or in specialised, notable, unusual or challenging taxa, or if there is any ambiguity in identification (e.g. where a species can only be identified to genus level).

During the survey, habitats were assessed for their suitability to support protected species, and field signs indicating their presence recorded. The assessment takes into consideration the findings of the desk study, the habitat conditions on site and in the context of the surrounding landscape, and the ecology of the protected species.

Preliminary Roost Assessment

The PRA focussed on two built structures which will be affected by the proposed development as well as providing an overview of the wider site and the surrounding landscape for bat roosting, foraging and commuting habitat.

For any surveyed buildings:

A non-intrusive visual appraisal was undertaken from the ground, using binoculars to inspect the external features of the building for features which bats could use for roosting, including access or egress points and for signs of bat use including droppings, scratch marks, insect remains and urine smear marks. An internal inspection of the building(s) was also made, including the living areas and any accessible roof spaces, using a torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.

Suitability Assessment

Built structures and trees were categorised according to the likelihood of bats being present and the types of roost that the identified features could support. This is summarised in Table 1 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats

Classification	Feature of building and its context
High	Buildings or structures with features of particular significance for larger numbers of roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data). Buildings with high suitability could support roosts of high conservation value such as maternity or hibernation roosts.
Moderate	Buildings or structures with one or more features suitable for more regular roosting due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation value such as maternity or hibernation roosts. Continuous habitat connected to the wider landscape which could be used by bats for commuting such as lines of trees, linked gardens. Foraging habitat in the surrounding area such as trees, scrub, grassland or water.
Low	Buildings or structures with one or more features suitable for use sporadically by individual or small numbers of bats. Potential roost features may be suboptimal for reasons such as shallow depth, poor thermal qualities or upwards orientation with exposure to inclement weather or predators. Habitat suitable for foraging in close proximity, but largely isolated in the landscape. Or an isolated site not connected by prominent linear features.
Negligible	Unsuitable for use by bats.

2.3 Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The roof on the eastern elevation was not visible from ground level within the confines of the site due to the close proximity to the neighbouring boundary. Therefore, roost features could have been missed.

These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

3.0 Results and Evaluation

3.1 Designated Site

Details of any statutory designated sites within a 2km radius of the site, including their reasons for notification, are provided in Table 2 below. There are over 10 non-statutory sites within 2km of the site. The most relevant are listed below.

The site lies within the impact risk zone for Hampstead Heath Woods Site of Special Scientific Interest (SSSI). The construction of a replacement dwelling is not listed as a possible high risk with regard to this designation.

Table 2: Statutory and non-statutory designated sites within 2km radius of the site

Designated site name	Distance from site	Reasons for notification from Natural England
Statutory sites		
Parkland Walk Local Nature Reserve (LNR)	515 Meters	The predominant habitat at Parkland Walk is secondary woodland. A large area of naturalised wild plum are 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.
Queen's Wood LNR	704 Meters	The wood is an ancient oak-hornbeam woodland. English oak and occasional beech stand above hornbeam, midland hawthorn, hazel, mountain ash, field maple, cherry, holly and both species of lowland birch. The ground flora is particularly rich for somewhere so close to central London. It includes a large population of wood anemone, native bluebells, wood goldilocks and a thriving population of wood sorrel. Over one hundred species of spiders have been spotted and a nationally rare jewel beetle is widespread.
Hampstead Heath Woods SSSI	1,308 Meters	Hampstead Heath Woods are examples of long-established high forest woodlands with an exceptional structure comprising an abundance of old and over-mature trees providing dead wood habitat for a range of invertebrate species. The site also includes an adjacent small valley containing an acidic flush with developing bog-moss communities. The woods, comprising North Wood and the much larger Ken Wood to the south, lie on the upper slopes of Hampstead Heath where a residual capping of Bagshot Sands overlies the Claygate Beds. These give rise to acidic sand and loam-based soils which are generally free-draining, although localised impedance occurs particularly in the small valleys.
Alexandra Palace & Park LNR	1,555 Meters	Sited on one of London's highest points the reserve provides amazing views across the city. The park was declared an LNR in its 150th anniversary year. There are a good range of habitats to see, for an urban area. The reserve is particularly well known for its bird species.
Non- statutory sites		
Harrington Site	130 Meters	The young canopy is dominated by sycamore with the odd silver birch and tree-of-heaven. The ground flora is mostly nettle, ground elder and bramble, with male fern and a range of common woodland flowers.

Designated site name	Distance from site	Reasons for notification from Natural England
Parkland Walk, Queen's Wood and Highgate Wood	701m meters	Parkland Walk consists mainly of birch and sycamore woodland regenerated on the cutting sides and embankments of the old railway line. Oak, ash, hawthorn and holly also grow here. There are also more open areas of scrub and grassland, where gorse and spindle occur. Over 200 wildflowers have been recorded on the site, including uncommon species such as great horsetail, ramsons, small toadflax, common spotted-orchid, wormwood and common broomrape. Breeding birds include tawny owl, great spotted woodpecker and spotted flycatcher, while hedgehogs and foxes can often be seen. Even muntjac deer are sighted occasionally.
Hamstead Heath	1088m	The ancient woodlands contain an exceptional number of old veteran trees. These provide the right type of dead wood habitat for a range of special insects, including the two-spot wood-borer, a nationally rare jewel beetle. The acid grassland on the upper slopes supports heath bedstraw, pill sedge, pignut and other typical plants. The bog at Kenwood contains several species of bog-mosses as well as water horsetail, which are all very rare in London. In addition, over 300 species of fungi have been recorded on the heath. Kingfishers, reed warblers and all three species of British woodpecker breed here and the Heath's most famous birdwatcher, Bill Oddie, may also be regularly spotted on his local turf. Bats seen foraging here include the declining noctule as well as Daubenton's bat nearer the lakes.

3.2 Field Survey Results

The results of the field survey are illustrated in Appendix 3. The weather conditions recorded at the time of the survey are shown in Table 3.

Table 3: Weather conditions during the survey

Date:	17/07/2023
Temperature	23°C
Humidity	51%
Cloud Cover	60%
Wind	15mph
Rain	None

Habitats and Flora

The following habitats are present within and adjacent to the site:

- U1 1160 231 310 1180 Vegetated garden with grassland scrub, hedgerow
- U1b Developed, sealed surface
- U1b5 Building

A description and photographs of each habitat are provided in Table 5.

No protected or non-native invasive plant species (as listed under Schedules 8 or 9 of the Wildlife and Countryside Act 1981) were identified on the site.

Table 4: Description and photographs of habitats within and adjacent to the site

Habitat type	Habitat description	Photograph
u1 1160 231 310 Vegetated garden with grassland and shrub	The site has an unmanaged vegetated garden including grassland and scrub. The grassland sward is long reaching approximately 50cm. Grassland Species include: perennial ryegrass (d), cocksfoot (o). and nettle-leaved bellflower (r), common male fern (r). Shrub species: Sycamore sampling (f), Ground Ivy (f) Bramble (r).	

U1101180 Vegetated garden with a hedgerow	There are hedgerows located at the east, west and southern elevations of the site. The hedgerow species include cherry laurel (d), spotted laurel (d), cypress species (d) and European grape (R).	
U1b Developed, sealed surface	A hardstanding sealed surface was present on site at both the east and west of the property. The sealed surface is located at the east, west and southern elevations. It is a concrete garden patio in poor, unmanaged condition.	

U1b5 Building	A two-storey built dwelling and a timber shed are located on site (discussed further in Table 5).	
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Fauna

Bats

The results of the PRA are provided in Table 5. Description of evidence and location.

Table 5: Assessment of the suitability of the site for bats

Feature	Description	Photographs
Historical records	EP SM2012-4532 – Soprano Pipistrelle – allows destruction of a breeding site. EP SM2010-2225 – Common pipistrelle – allows destruction of a roosting site.	N/A

Bat foraging and commuting habitat	The site habitat contains hedgerows that could be used as potential foraging and commuting habitat for bats. Additionally, the habitats adjacent to the site contain treelines with good connectivity to pockets of woodland. These habitats are likely to be used by bats for foraging and commuting purposes.	
B1 - overview	Building B1 is a two storey, brick built rendered. The eaves, door and window frames are timber. There are four chimneys, two on the northern elevation and two located on the south. The roof is comprised of clay tiles.	

B1 – western elevation	The western elevation is the front of the house. This elevation appears to be well sealed and no roost features were noted.	
B1 – eastern elevation	The roof of the eastern elevation is not visible due to the close proximity to the neighbouring garden. However, the rendering appears to be in good condition, the eaves and windows were tightly sealed.	

B1 – northern elevation	The northern elevation has two chimneys and an extended flat roof. The roof and chimneys appear to be in good condition. The flat roof is not suitable for void dwelling bats. The northern elevation has no notable features for crevice dwelling bats.	
B1 – southern elevation	The southern elevation has three lifted tiles under the first chimney breast (circled red). Additionally, the vent is lifted slightly (circled blue). These features create potential roosting habitats for crevice dwelling bats.	

B1 – interior	The interior of the loft is a large wooden space. It had timber beams, wool insulation and no lining. There was an entry point located at the east of the loft. Due to missing tiles and timber. However, the interior of the loft has two large windows, making the space very well lit, this is suboptimal for void dwelling bats as they prefer dark spaces. No notable signs of bats were found. Measurements: H3m x W6m x L11m	
B1 – suitability assessment	B1 is assessed to have low habitat value for roosting bats. The southern elevation has lifted tiles below the chimney breast in addition to a raised vent. These features could all be potential roosting habitats for crevice dwelling bats as well as providing access into the loft space.. There were no other potential features on any other elevation of the house, however the east roof elevation was not visible, therefore, some features may have been missed. Additionally, the interior of the loft space despite being a large open space, there were two large windows making the space very well lit, rendering it suboptimal for void dwelling bats.	N/A

Shed – S1	The shed is located at the rear of the house. It is a timber structure; the roof is lined with bitumen felt. The structure has a flat roof which is not suitable for void dwelling bats, there are no notable features or signs of crevice dwelling bats noted. S1 is assessed to have negligible value for roosting bats.	
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Other Species

An assessment of the suitability of the site for protected or notable species is provided in Table 6.

Table 6: Assessment of the suitability of the site for protected or notable species

Species	Assessment of suitability
Amphibians	There are no ponds present within 500m. There are no EPSL'S or class licence returns within 500m. The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for amphibians. However, the site is in an urban area with limited habitat connectivity and amphibians are unlikely to be present. Furthermore, the brick wall along the site boundary would also prevent access to the site.
Reptiles	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for reptiles. However, the site is in an urban area with limited habitat connectivity and reptiles are unlikely to be present. Furthermore, the brick wall along the site boundary would also prevent access to the site.
Badgers	No evidence of badgers was found onsite or within a 30m radius. The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for badgers to forage but do not present opportunities for sett excavation. Furthermore, the site is located in an urban area meaning badgers are unlikely to be present.

Hazel Dormouse	Habitats onsite and connecting to the site are not suitable for hazel dormice. Dormice require deciduous woodland plant species for breeding, hibernation and foraging and these are not present on site. The road, houses and fences around the site create barriers between the development site and any suitable habitat nearby. Due to the unsuitability of the site, the lack of habitat connectivity and the urban location, this species is considered to be absent from the site. There are no EPSL granted for dormice noted within 2km of the site.
Hedgehog	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for hedgehogs to forage and shelter. There is some foraging ground to support a population in residential gardens and the Omved Gardens nearby adjacent from the site. No direct evidence of droppings has been seen.
Otter and water vole	Habitats onsite and connecting to the site are not suitable for otter or water vole. Due to the unsuitability of the site, the lack of habitat connectivity and the urban location, these species are considered to be absent from the site.
Birds	No evidence of nesting birds was found during the survey. However, the site does present some opportunities for nesting birds due to the hedgerows present.
Invertebrates	The garden area offers suitability for common invertebrate species. However, the site lacks the habitat composition and structure to support notable populations or rarer species.

4.0 Conclusions, Impacts and Recommendations

4.1 Informative Guidelines

A summary of the relevant legislation and planning policies is provided in Appendix 4.

Likelihood of the Presence of Protected Species

Where physical evidence of the presence of protected species is indeterminate during the survey, the habitats on site are evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

Where this report supports a planning application, the ecological interest of the study area (i.e. the area covered by the desk study and field survey) and the proposed development has also been evaluated in terms of the planning policies relating to biodiversity.

4.2 Evaluation

Taking the desk study and field survey results into account, Table 7 presents an evaluation of the ecological value of the site and also details any ecological constraints identified in relation to the proposed development which will comprise the demolition of existing dwelling and construction of a detached dwelling.

Table 7: Evaluation of the site and any ecological constraints.

Feature	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Enhancement Opportunities ¹
Designated sites	There are 4 statutory sites within 2km of the site, the closest being Parkland Walk LNR located 515m from the site. The site lies within the impact risk zone for Hampstead Heath Woods SSSI and the proposed development is not listed as a possible high risk for this designation.	No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.	None.	None.

¹ The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

	The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greenspace Information for Greater London CIC (GIGL).			
Habitats and flora	There are no notable habitats within the site but such habitats are present within 2km of the site. The closest statutory site is Parkland Walk Local Nature Reserve LNR located 515m from the site and the closest non-statutory site is Harrington Site is 130m from the site. The onsite habitats are common and widespread and have low ecological value. No protected or notable plant species were recorded during the survey.	No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers. The demolition of the exiting building and construction of the new built dwelling is a similar footprint, however very small areas of hedgerow and grassland will be lost or damaged. This is likely to have a minimal impact on biodiversity due to the small area affected and the low ecological value of these habitats.	Retained hedgerows should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Best practice measures to minimise the possibility of pollution must be implemented during construction.	None.
Amphibians	There are no ponds present within 500m. There are no EPSL'S or class licence returns within 500m. The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for amphibians. However, the site is in an urban area with limited habitat connectivity and amphibians are unlikely to be present. Furthermore, the	No impacts are anticipated on great crested newt, as a result of the proposed development as this species is considered to be absent from the site.	None.	None.

	brick wall along the site boundary would also prevent access to the site.			
Reptiles	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for reptiles. However, the site is in an urban area with limited habitat connectivity and reptiles are unlikely to be present. Furthermore, the brick wall along the site boundary would also prevent access to the site.	Treeline and grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.	Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.	None.
Roosting bats (B1)	Building B1 has low value for roosting bats.	The proposed development will result in the demolition of this building. This could result in destruction of any bat roosts present and could cause disturbance, death or injury to bats.	One bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of two weeks apart. Three surveyors are required to provide full coverage of the building.	To be confirmed upon completion of the survey.

			If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.	
Foraging and commuting bats	Hedgerows could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.	The proposed development will result in the loss of small areas of hedgerows and grassland but given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. The proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.	A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to adjacent garden areas should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only.	None

			• External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.	
Badger	No evidence of badgers was found onsite or within a 30m radius. The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for badgers to forage but do not present opportunities for sett excavation. Furthermore, the brick wall along the site boundary would also prevent access to the site.	No impacts are anticipated on badgers as a result of the proposed development as badgers are considered to be absent.	None.	None.
Hazel dormouse	Habitats onsite and connecting to the site are not suitable for hazel dormice. Dormice require deciduous woodland plant species for breeding, hibernation and foraging and these are not present on site. The road, houses and fences around the site create barriers between the development site and any suitable habitat	No impacts are anticipated on hazel dormice as a result of the proposed development as hazel dormouse are considered to be absent.	None.	None.

	nearby. Due to the unsuitability of the site, the lack of habitat connectivity and the urban location, this species is considered to be absent from the site. There are no EPSL granted for dormice noted within 2km of the site.			
Hedgehog	The site presented grassland with long sward and unmanaged shrub areas; these habitats are suitable for hedgehogs to forage and shelter. There is some foraging ground to support a population in residential gardens and the Omved Gardens nearby adjacent from the site. No direct evidence of droppings has been seen. Therefore, hedgehogs are unlikely to be present.	Very small areas of grassland and hedgerows will be removed during construction. The loss of such habitats could result in a death or injury to hedgehog. Furthermore, construction activities could result in the death or injury of hedgehogs, if present.	A precautionary working method will be implemented during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 30cm and left overnight to allow any hedgehogs to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter hedgehogs from the working area. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.	None.

Otter and water vole	Habitats onsite and connecting to the site are not suitable for otter or water vole. Due to the unsuitability of the site, the lack of habitat connectivity and the urban location, these species are considered to be absent from the site.	No impacts are anticipated on otters or water voles as a result of the proposed development as otters and water voles are considered absent from the site.	None.	None.
Birds	No evidence of nesting birds was found during the survey. However, the site does present some opportunities for nesting birds due to the hedgerows present.	Small areas of hedgerow will be removed during construction. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.	Hedgerow removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.	The installation of one bird boxes at the site will provide additional nesting habitat for birds. The bird boxes will be installed on the building eaves. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

Invertebrates	The garden area offers suitability for common invertebrate species. However, the site lacks the habitat composition and structure to support notable populations or rarer species.	No impacts are anticipated on notable species or populations of invertebrates as a result of the proposed development.	None.	Pollinator friendly species could be incorporated in to the garden areas.
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Appendix 2: Site Location Plan



Appendix 3a: Habitat Survey Plan



Appendix 3b: PRA Plan and Proposed BERS Plan



Appendix 4: Legislation and Planning Policy

LEGAL PROTECTION

National and European Legislation Afforded to Habitats

International Statutory Designations

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are sites of European importance and are designated under the EC Habitats Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (the Habitats Directive) and the EC Birds Directive 2009/147/EC on the conservation of wild birds (the Wild Birds Directive) respectively. Both form part of the wider Natura 2000 network across Europe.

Under the Habitats Directive Article 3 requires the establishment of a network of important conservation sites (SACs) across Europe. Over 1000 animal and plant species, as well as 200 habitat types, listed in the directive's annexes are protected in various ways:

Annex II species (about 900): core areas of their habitat are designated as Sites of Community importance (SCIs) and included in the Natura 2000 network. These sites must be managed in accordance with the ecological needs of the species.

Annex IV species (over 400, including many Annex II species): a strict protection regime must be applied across their entire natural range, both within and outside Natura 2000 sites.

Annex V species (over 90): their exploitation and taking in the wild is compatible with maintaining them in a favourable conservation status.

SPAs are classified under Article 2 of the Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds both for rare bird species (as listed on Annex I) and for important migratory species.

The Conservation of Habitats and Species Regulations 2017 (as amended) form the legal basis for the implementation of the Habitats and Birds Directives in terrestrial areas and territorial waters out to 12 nautical miles in England and Wales (including the inshore marine area) and to a limited extent in Scotland and Northern Ireland.

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. The Convention covers all aspects of wetland conservation and recognises the importance of wetland ecosystems in relation to global biodiversity conservation. The Convention refers to wetlands as “*areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres*”. However, they may also include riparian and coastal zones. Ramsar sites are statutorily protected under the Wildlife & Countryside Act 1981 (as amended 01.04.1996) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000. Policy statements have been issued by the Government in England and Wales highlighting the special status of Ramsar sites. The Government in England and Wales has issued policy statements which ensure that Ramsar sites are afforded the same protection as areas designated under the EC Birds and Habitats Directives as part of the Natura 2000 network (e.g. SACs & SPAs). Further provisions for the protection and management of SSSIs have been introduced by the Nature Conservation (Scotland) Act 2004.

National Statutory Designations

Sites of Special Scientific Interest (SSSI) are designated by nature conservation agencies in order to conserve key flora, fauna, geological or physio-geographical features within the UK. The original designations were under the National Parks and Access to the Countryside Act 1949 but SSSIs were then re-designated under the Wildlife & Countryside Act 1981 (as amended). As well as reinforcing other national designations (including National Nature Reserves), the system also provides statutory protection for terrestrial and coastal sites which are important within the European Natura 2000 network and globally.

Local Statutory Designations

Local authorities in consultation with the relevant nature conservation agency can declare Local Nature Reserves (LNRs) under the National Parks and Access to the Countryside Act 1949. LNRs are designated for flora, fauna or geological interest and are managed locally to retain these features and provide research, education and recreational opportunities.

Non- Statutory Designations

All non-statutorily designated sites are referred to as Local Wildlife Sites (LWS) and can be designated by the local authority for supporting local conservation interest. Combined with statutory designation, these sites are considered within Local Development Frameworks under the Town and Country Planning system and are a material consideration during the determination of planning applications. The protection afforded to these sites varies depending on the local authority involved.

Regionally Important Geological Sites (RIGs) are the most important geological and geomorphological areas outside of statutory designations. These sites are also a material consideration during the determination of planning applications.

The Hedgerow Regulations 1997

The Hedgerow Regulations 1997 are designed to protect 'important' countryside hedgerows. Importance is defined by whether the hedgerow (a) has existed for 30 years or more; or (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations.

Under the Regulations, it is against the law to remove or destroy hedgerows on or adjacent to common land, village greens, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry and land used for the keeping or breeding of horses, ponies or donkeys without the permission of the local authority. Hedgerows 'within or marking the boundary of the curtilage of a dwelling-house' are excluded.

National and European Legislation Afforded to Species***The Conservation of Habitats and Species Regulations 2017 (as amended)***

The Conservation of Habitats and Species Regulations 2017 (as amended) aims to promote the maintenance of biodiversity by requiring the Secretary of State to take measures to maintain or restore wild species listed within the Regulations at a favourable conservation status.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

The Wildlife and Countryside Act (WCA) 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1979, implemented 1982) and implements the species protection requirements of EC Birds Directive 2009/147/EC on the conservation of wild birds in Great Britain (the birds Directive). The WCA 1981 has been subject to a number of amendments, the most important of which are through the Countryside and Rights of Way (CROW) Act (2000).

Other legislative Acts affording protection to wildlife and their habitats include:

- Deer Act 1991
- Natural Environment & Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

Badgers

Badgers *Meles meles* are protected under The Protection of Badgers Act 1992 which makes it an offence to:

- Wilfully kill, injure, take, or attempt to kill, injure or take a badger
- Cruelly ill-treat a badger, including use of tongs and digging
- Possess or control a dead badger or any part thereof
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett or any part thereof

- Intentionally or recklessly disturb a badger when it is occupying a badger sett
- Intentionally or recklessly cause a dog to enter a badger sett
- Sell or offers for sale, possesses or has under his control, a live badger

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A development licence will be required from the relevant countryside agency (i.e. Natural England) for any development works likely to affect an active badger sett, or to disturb badgers whilst they occupy a sett. Guidance has been issued by the countryside agencies to define what would constitute a licensable activity. It is no possible to obtain a licence to translocate badgers.

Birds

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the WCA. Among other things, this makes it 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
- Intentionally take or destroy an egg of any wild bird
- Sell, offer or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.

Certain species of bird, for example the barn owl, bittern and kingfisher receive additional protection under Schedule 1 of the WCA and are commonly referred to as “Schedule 1” birds.

This affords them protection against:

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

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

Works should be planned to avoid the possibility of killing or injuring any wild bird or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird nesting season which typically runs from March to August. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Schedule 1 birds are additionally protected against disturbance during the nesting season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.

Amphibians and Reptiles

The sand lizard *Lacerta agilis*, smooth snake *Coronella austriaca*, natterjack toad *Epidalea calamita*, pool frog *Pelophylax lessonae* and great crested newt *Triturus cristatus* receive full protection under Habitats Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
 - To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - To impair their ability to hibernate or migrate
 - To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

With the exception of the pool frog, these species are also listed on Schedule 5 of the WCA and they are additionally protected from:

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

Other native species of reptiles are protected solely under Schedule 5, Section 9(1) & (5) of the WCA, i.e. the adder *Vipera berus*, grass snake *Natrix natrix*, common lizard *Zootoca vivipara* and slow-worm *Anguis fragilis*. It is prohibited to:

- Intentionally or recklessly kill or injure these species.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by the relevant countryside agency (i.e. Natural England) will be required for works likely to affect the breeding sites or resting places amphibian and reptile species protected under Habitats Regulations. A licence will also be required for operations liable to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licences are to allow derogation from the relevant legislation, but also to enable appropriate mitigation measures to be put in place and their efficacy to be monitored.

Although not licensable, appropriate mitigation measures may also be required to prevent the intentional killing or injury of adder, grass snake, common lizard and slow worm, thus avoiding contravention of the WCA.

Water Voles

The water vole *Arvicola terrestris* is fully protected under Schedule 5 of the WCA. This makes it an offence to:

- Intentionally kill, injure or take (capture) water voles
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection
- Intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

If development works are likely to affect habitats known to support water voles, the relevant countryside agency (i.e. Natural England) must be consulted. It must be shown that means by which the proposal can be re-designed to avoid contravening the legislation have been fully explored e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable, and measures to ensure minimal habitat loss. Conservation licences for the capture and translocation of water voles may be issued by the relevant countryside agency for the purpose of development activities if it can be shown that the activity has been properly planned and executed and thereby contributes to the conservation of the population. The licence will then only be granted to a suitably experienced person if it can be shown that adequate surveys have been undertaken to inform appropriate mitigation measures. Identification and preparation of a suitable receptor site will be necessary prior to the commencement of works.

Otters

Otters *Lutra lutra* are fully protected under the Conservation Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
 - To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - To impair their ability to hibernate or migrate
 - To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Otters are also currently protected under the WCA through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

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

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by the relevant countryside agency (i.e. Natural England) will be required for works likely to affect otter breeding or resting places (often referred to as holts, couches or dens) or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, and rear young). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficacy to be monitored

Bats

All species are fully protected by Habitats Regulations 2010 as they are listed on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. All bats)
- Deliberate disturbance of bat species in such a way as:
- To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
- To impair their ability to hibernate or migrate
- To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are afforded the following additional protection through the WCA as they are included on Schedule 5:

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

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by the relevant countryside agency (i.e. Natural England) will be required for works are likely to affect a bat roost or an operation which are likely to result in an illegal level of disturbance to the species will require an EPSL. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Hazel Dormice

Hazel dormice *Muscardinus avellanarius* are fully protected under Habitats Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
 - To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - To impair their ability to hibernate or migrate
 - To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Dormice are also protected under the WCA through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

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

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

Works which are liable to affect a dormice habitat or an operation which are likely to result in an illegal level of disturbance to the species will require a European Protected Species Licence (EPSL) issued by the relevant countryside agency (i.e. Natural England). The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

White Clawed Crayfish

There is a considerable amount of legislation in place in an attempt to protect the White-clawed crayfish *Austropotamobius pallipes*. This species is listed under the European Union's (EU) Habitat and Species Directive and is listed under Schedule 5 of the Wildlife and Countryside Act (1981). This makes it an offence to:

- Protected against intentional or reckless taking
- Protected against selling, offering or advertising for sale, possessing or transporting for the purpose of sale

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

The relevant countryside agency (i.e. Natural England) will need to be consulted about development which could impact on a watercourse or wetland known to support white clawed crayfish. Conservation licences for the capture and translocation of crayfish can be issued if it can be shown that the activity has been properly planned and

executed and thereby contributes to the conservation of the population. The licence will only be granted to a suitably experienced person if it can be shown that adequate surveys have been undertaken to inform appropriate mitigation measures. Identification and preparation of a suitable receptor site will be necessary prior to the commencement of the works.

Wild Mammals (Protection Act) 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention, due care and attention should be taken when carrying out works (for example operations near burrows or nests) with the potential to affect any wild mammal in this way, regardless of whether they are legally protected through other conservation legislation or not.

Legislation Afforded to Plants

With certain exceptions, all wild plants are protected under the WCA. This makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Certain rare species of plant, for example some species of orchid, are also fully protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits any person from:

- Intentionally picking, uprooting or destruction of any wild Schedule 8 species
- Selling, offering or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or part thereof
- In addition to the UK legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2010. These are species of European importance. Regulation 45 makes it an offence to:
 - Deliberately pick, collect, cut, uproot or destroy a wild Schedule 5 species
 - Be in possession of, or control, transport, sell or exchange, or offer for sale or exchange any wild live or dead Schedule 5 species or anything derived from such a plant.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) will be required from the relevant countryside agency (i.e. Natural England) for works which are likely to affect species of plants listed on Schedule 5 of the Conservation of Habitats and Species Regulations 2010. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Invasive Species

Part II of Schedule 9 of the WCA lists non-native invasive plant species for which it is a criminal offence in England to plant or cause to grow in the wild due to their impact on native wildlife. Species included (but not limited to):

- Japanese knotweed *Fallopia japonica*
- Giant hogweed *Heracleum mantegazzianum*
- Himalayan balsam *Impatiens glandulifera*

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

It is not an offence for plants listed in Part II of Schedule 9 of the WCA 1981 to be present on the development site, however, it is an offence to cause them to spread. Therefore, if any of the species are present on site and construction activities may result in further spread (e.g. earthworks, vehicle movements) then it will be necessary to design and implement appropriate mitigation prior to construction commencing.

Injurious weeds

Under the Weeds Act 1959 any landowner or occupier may be required prevent the spread of certain ‘injurious weeds’ including (but not limited to):

- Spear thistle *Cirsium vulgare*
- Creeping thistle *Cirsium arvense*
- Curled dock *Rumex crispus*
- Broad-leaved dock *Rumex obtusifolius*
- Common ragwort *Senecio jacobaea*

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

It is a criminal offence to fail to comply with a notice requiring such action to be taken. The Ragwort Control Act 2003 establishes a ragwort control code of practice as common ragwort is poisonous to horses and other livestock. This code provides best practice guidelines and is not legally binding.

NATIONAL PLANNING POLICY***Environment Act 2021***

The Environment Act 2021 (EA 2021) received Royal Assent on 9 November 2021 and is expected to become fully mandated within the next couple of years. The Act principally creates a post Brexit framework to protect and enhance the natural environment. Through amendments to the Town and Country Planning Act 1990, the Act will require all planning permissions in England (subject to exemptions which is likely to include householder applications) to be granted subject to a new general pre-commencement condition that requires approval of a biodiversity net gain plan. This will ensure the delivery of a minimum of 10% measurable biodiversity net gain. The principal tool to calculate this will be the Defra Biodiversity 3.0 Metric. Works to enhance habitats can be carried out either onsite or offsite or through the purchase of 'biodiversity credits' from the Secretary of State. However, this flexibility may be removed (subject to regulations) if the onsite habitat is 'irreplaceable'. Both onsite and offsite enhancements must be maintained for at least 30 years after completion of a development (which period may be amended).

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

LOCAL PLANNING POLICY

London Plan 2021

The London Plan 2021 can be viewed here: <https://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>

Haringey Biodiversity Action Plan

The Haringey Biodiversity Action Plan can be viewed here: <https://www.haringey.gov.uk/environment-and-waste/nature-and-conservation/conservation/biodiversity-action-plan>

EUROPEAN PROTECTED SPECIES POLICIES

In December 2016 Natural England officially introduced the four licensing policies throughout England. The four policies seek to achieve better outcomes for European Protected Species (EPS) and reduce unnecessary costs, delays and uncertainty that can be inherent in the current standard EPS licensing system. The policies are summarised as follows:

- Policy 1; provides greater flexibility in exclusion and relocation activities, where there is investment in habitat provision;
- Policy 2; provides greater flexibility in the location of compensatory habitat;
- Policy 3; provides greater flexibility on exclusion measures where this will allow EPS to use temporary habitat; and,
- Policy 4; provides a reduced survey effort in circumstances where the impacts of development can be confidently predicted.

The four policies have been designed to have a net benefit for EPS by improving populations overall and not just protecting individuals within development sites. Most notably Natural England now recognises that the Habitats Regulations legal framework now applies to ‘local populations’ of EPS and not individuals/site populations.