



## **Preliminary Ecological Appraisal**

For

**Al-Jawad Pike**

Land Adjacent to 2 Coleridge Road

London

N8 8EJ

Reference: Q18677

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## Quality Assurance

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## Disclaimers

All information set out in this report is true and based on the opinions and knowledge of ProHort at the time of writing. This report has been set out for the sole use of the client under the conditions set out in this document.

This report was prepared to the standard set out in the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. Adhering to this guidance, this report is considered valid for a period of 12 months after the date of the site visit, after this date this report will no longer be an accurate assessment of the current conditions of the Site/project area.

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## Summary

A Preliminary Ecological Appraisal (PEA) was undertaken at Land Adjacent to 2 Coleridge Road, London, N8 8EJ (grid reference: TQ 29722 88156), to support a planning application for the proposed demolition of an existing garage and timber shed and replace these with one new dwelling. A site survey was undertaken on the 13<sup>th</sup> January 2026 and a desktop study was undertaken in January 2026.

The appraisal assessed the current ecological value of habitats within the Site and their potential to support protected and notable species.

Overall, no further surveys are required to determine species presence within the Site.

For full details, please read the report in its entirety.

## 1. Introduction

ProHort Limited have been commissioned by Al-Jawad Pike, of Land Adjacent to 2 Coleridge Road, London, N8 8EJ (grid reference: TQ 29722 88156) to conduct a Preliminary Ecological Appraisal (PEA), hereafter referred to as the 'Site'. The purpose of the survey was to assess the likely presence of rare or protected species, to identify any features, habitats or species which would constitute potential constraints to any development which may take place on the Site, and to make recommendations for mitigation and/or further survey work.

This report sets out the results of a desk-based study and a survey of the Site, undertaken 13<sup>th</sup> January 2025. A PEA is required to support a planning application.

### 1.1. Site location

The Site consists of a derelict single-storey brick garage and a timber shed. (Figure 1). The Site is located within Hornsey, c. 1630m SW of the district's centre. The Site is surrounded by residential and commercial properties.

There are plans to develop the site. The planning application involves the proposed demolition of an existing garage and timber shed and replace these with one new dwelling.

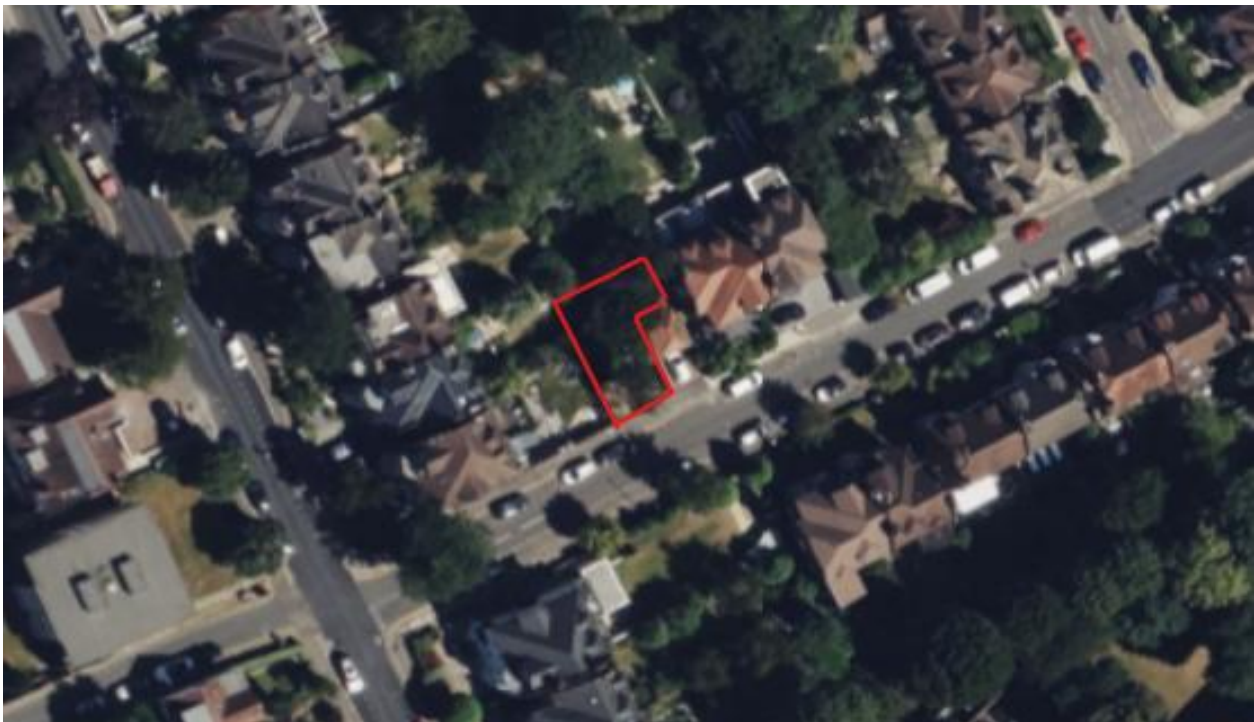


*Figure 1 – Red line boundary of the Site*

*Taken from Bing Maps (© 2026 Microsoft Corporation, © 2026 Maxar, ©CNES (2026) Distribution Airbus DS)*

## 2. Methodology

### 2.1. Aims and Objectives of the Survey

The aims and objectives of this report are as follows:

- To record and describe the current habitats and species present within the Site.
- To identify any occurrences or rare and/or protected plant species within the Site.
- To identify any invasive, non-native plant species.
- To undertake a habitat appraisal and assess the potential of the site to support protected species.
- To identify any potential ecological concerns or constraints that could influence the development and provide feedback on appropriate mitigation measures to avoid, mitigate or compensate for impacts on protected species and other local wildlife.

### 2.2. Desk Top Study

The purpose of a desk study is to collect baseline ecological data held by statutory and non-statutory consultees. This includes any records of species from the Site and the surrounding 2km.

To ensure the information within this report is current, only species data collected within the last 10 years was considered. This data is used as an indicator of species presence and should not be used to indicate absence.

A search on DEFRA's open source, online MAGIC Maps tool was used to identify any designated sites, priority habitats, and previous protected species licences within 2km of the Site.

Data provided by the Site's Local Record Centre was used to identify any non-statutory designated sites and any protected and notable species records within 2km of the Site.

Any trees with the Site or any trees affected by the proposed works will be checked to identify any existing Tree Preservation Orders (TPO). The local authority maps/records were searched.

### 2.3. Habitat Survey

A survey was completed of the defined boundary of the Site as well as the surrounding area, where applicable. The Site area was assessed in accordance with the UK Habitat Classification Version 2.0 (UKHab Ltd 2023). A species list of flora was compiled for each habitat and an estimate of abundance was assigned using the DAFOR (Dominant, Abundant, Frequent, Occasional, or Rare) scale (Walker *et al.* 2010). The Site was then assessed for its suitability for any protected and notable species. The surrounding area was assessed for any evidence or suitability for any protected and notable species.

### 2.4. Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was undertaken on any objects of interest within the Site (buildings or trees etc. where applicable) in reference to the Bat Conservation Trust (BCT) Good Practice Guidelines 4<sup>th</sup> Edition (Collins, 2023). A thorough search for evidence of bats was undertaken in any internal loft spaces or voids and on any external features of any appropriate buildings, notably any windowsills, walls, floors and flat surfaces.

A ground level tree assessment for all individual trees and tree groups within the Site was undertaken to determine any bat roosting potential. A note was made of any features (e.g. cracks, holes, crevices, loose bark, or dense ivy *Hedera helix*) or evidence of bats visible from ground level.

Evidence of roosting bats include:

- Presence of live/dead bats.
- Bat droppings (can be distinguished from rat/mouse droppings by their crumbly texture).

- Staining from fur around access points.
- The presence of feeding remains, such as insect wings and casings.
- Absence of cobwebs around crevices

A building/tree would be identified as a 'confirmed' bat roost if evidence of roosting bats was recorded.

Evidence of bats is often concealed and/or inaccessible due to remote nature of the roost. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat access points around the building/tree, as well as the quality/availability or surrounding bat habitat, was conducted. The building/tree was then assigned a category that is based on a sliding scale of 'negligible' to 'high potential' (based on Collins, 2023).

## **2.5. Great Crested Newt Habitat Suitability Index Assessment**

Ponds within 250 m of the Site, where possible, were assessed for the suitability for Great Crested Newts (GCN). The assessment of these ponds followed the GCN Habitat Suitability Index (HSI) methods (ARG UK, 2010). The HSI methods assess a number of parameters that influence breeding populations of GCN. These parameters include: location, pond size, permanence of pond, water quality, bank shading, waterfowl activity, presence of fish, number of ponds within the surrounding area, terrestrial habitat type, and macrophyte cover of the pond. Each of these variables can score a number between 0 and 1 and the geometric mean of these numbers provide a final value which can be used to categorise the suitability level (poor, below average, average, good, or excellent). These categories can then be used to inform the need for further surveys.

## **2.6. Legislation and Policy**

Appendix 2 sets out the relevant policies and environmental and wildlife legislation relevant to the Site. The project must follow these documents, and this report is set out to avoid any offenses being committed regarding these policies and legislations.

## **2.7. Limitations of the Survey**

There were limitations to the survey; the whole of the site was accessible on foot, allowing the full appraisal of habitats and species present. The on-site buildings were not assessed, as there was no internal access. The survey was conducted outside of the main flowering season, therefore there may have been flora species present on Site that were not visible at the time of the survey. It should be noted that a single visit cannot always ascertain the presence or absence of a protected species. However, an assessment is made of the likelihood for protected species to occur based on habitat characteristics and ecology of each species. Where there is potential for protected species, additional survey work may be required to ascertain their presence or absence.

Data on species that has been obtained from local records, are sometimes only available at low spatial resolutions and are constrained by the voluntary nature of the contributions and what has been chosen to be submitted. While these records provide a useful indication of species recorded in the local area, the data is not necessarily an accurate reflection of species assemblages or abundance in the vicinity.

## 3. Results

### 3.1. Designated Sites

4 statutory designated sites were identified within 2km of the Site. Additionally, 39 non-statutory designated sites were identified within 2 km of the Site (Table 1).

*Table 1 – All statutory and non-statutory designated sites within 2km of the Site; taken from Magic Maps in January 2026 and ecological data prepared by eCountability on behalf of Greenspace Information for Greater London CIC]*

| Site and Designation                         | Distance from the Site | Connectivity                                                                                           | Site description                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Alexandra Palace &amp; Park (LNR)</b>     | c.1000 m N             | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | Alexandra Palaces serves as a major cultural and entertainment hub. The surrounding 196 acres of parkland offer recreational opportunities such as walking trails.                                                                                                                                                                                                                                                                              |
| <b>Parkland Walk (LNR)</b>                   | c.240 m S              | <u>High</u> –No significant dispersal barriers.                                                        | The Parkland Walk is a 2.5 mile disused railway that is specifically managed as a Natural Conservation Area. The walkway contains naturally regenerated woodland, scrub and rough grassland forming a variety of habitats for flora and fauna. There is an information and education centre located on site for use by the public, local community and schools.                                                                                 |
| <b>Queens Wood (LNR)</b>                     | c.1700 m W             | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity. | Queens Wood is an area of ancient semi-natural woodland with a canopy of pedunculate oak, hornbeam, wild service tree, rowan and hazel amongst others and a few noteworthy herb layers species such as bluebell, remote sedge, wood sedge and giant fescue. The woodland is used by local residents for informal recreation purposes and is an important resource for environmental education.                                                  |
| <b>Railway Fields, Green Lanes, N4 (LNR)</b> | c.1000 m E             | <u>Low</u> – Dispersal barriers for fauna and flora species (roads and railway) reducing connectivity. | Railway Fields has been developed as an educational resource centre for schools and groups of people to visit throughout the borough. Although small, the site is abundant in wildlife, containing habitats such as a woodland copse, grassland and a small pond.                                                                                                                                                                               |
| <b>Hampstead Heath (SINC)</b>                | c.2000 m SW            | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | This extensive site is well known for its unique mix of semi natural and formal habitats. Ancient woodlands contain an exceptional number of old and over-mature trees, providing dead wood habitat for a range of specialist invertebrates. Another important habitat is the small wet flush (or bog). Acid grassland occurs on the upper slopes. In several places heathland restoration is being attempted, using heathers. Relict heathland |

|                                                             |             |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                             |             |                                                                                                        | <p>invertebrates include the tube-web spider (<i>Atypus affinis</i>) at its only known London site. The many ponds and watercourses on the site are of further botanical, entomological and ornithological interest. One of north London's most popular open spaces, the Heath has been skillfully managed to integrate wildlife and recreation over the last decade.</p>                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Highgate Cemetery (SINC)</b>                             | c.1835 m SW | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | <p>This site comprises the paired Victorian cemeteries at Highgate, of great historic and cultural interest. Secondary woodland of ash (<i>Fraxinus excelsior</i>) and sycamore (<i>Acer pseudoplatanus</i>) has become established amongst the ornate tombs and mausolea, and the stonework supports a diversity of lichens, ferns and mosses. A rich assemblage of plants, invertebrates and birds occurs in the woodland and glades, including many unusual species for this central location. Nine species of bat were recorded and a pair of sparrowhawks (<i>Accipiter nisus</i>) regularly nests on the site. This combination of high historical and biodiversity interest presents an extraordinary opportunity as an educational resource.</p> |
| <b>New River (SINC)</b>                                     | c.2000 m NE | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | <p>The river supports a diverse aquatic and marginal flora, including the London rarities lesser water-parsnip (<i>Berula erecta</i>), unbranched bur-reed (<i>Sparganium emersum</i>), stream water-crowfoot (<i>Ranunculus penicillatus</i>) and the nationally declining river water-dropwort (<i>Oenanthe fluviatilis</i>). Kingfishers are seen regularly and may breed. The aquatic invertebrate fauna is also likely to also be diverse, as indicated by the range of dragon/damselflies present. The river supports a good range of fish and may be of value for amphibians.</p>                                                                                                                                                                 |
| <b>Parkland Walk, Queen's Wood and Highgate Wood (SINC)</b> | c.951 m NW  | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity. | <p>Highgate and Queen's Woods are both ancient woodlands, while the Parkland Walk is a former Victorian railway line reclaimed for use as open space. The ancient woodlands support a diverse flora and fauna and consist mainly of oak and hornbeam. The ground flora of both woods includes abundant bluebell and wood anemone. Queen's Wood contains several rarer species, including thin spiked wood-sedge, hard-fern and broad-leaved helleborine. The Parkland Walk consists mainly of secondary woodland dominated</p>                                                                                                                                                                                                                           |

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| <b>Waterlow Park (SINC)</b>                       | c.1538 m<br>SW | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | <p>by birch and sycamore, with smaller areas of scrub and grassland. Locally uncommon plants here include small toadflax, black spleenwort and common broomrape. Breeding birds include tawny owl and spotted flycatcher.</p> <p>There are three spring-fed ponds with overhanging trees and shrubs. Marginal plants include great willowherb, jointed rush, pendulous sedge, water figwort and bittersweet. Waterfowl present include coot, moorhen, mallard, mute swan, tufted duck and Canada goose. Beside the smallest of the ponds, to the north, is an area of damp grassland. Here marsh foxtail, floating sweet-grass, hairy sedge, creeping buttercup and common sorrel occur. A flora composed of tall herbs, ruderals and ephemerals and neutral grassland is present. The south pond features a reed bed and a willow carr with restricted access supporting a variety of nesting wildfowl. The park has several specimen trees, which include some fine copper beeches, maidenhair tree, Indian bean-tree, oak, ash, Persian ironwood and crack willow, and extensive dense planted shrubberies. Birds to be found here include nuthatch, kestrel and goldcrest.</p> |
| <b>Railway Fields Local Nature Reserve (SINC)</b> | c.1973 m<br>E  | <u>Low</u> – Dispersal barriers for fauna and flora species (roads and railway) reducing connectivity. | <p>The beautiful Railway Fields Nature Reserve is a hidden spot off the bustling Green Lanes. The site is on former railway land, and is notified as a statutory Local Nature Reserve. The Barking to Gospel Oak Railway Line follows its long southern edge and the New River forms its western boundary. Railway Fields is an educational nature reserve with a mosaic of habitats supporting a diverse flora, and includes an environmental education centre. There are a number of uncommon plants, both native and exotic, which include the 'Haringey knotweed', a hybrid between Japanese knotweed (<i>Fallopia japonica</i>) and Russian-vine (<i>F. baldschuanica</i>), which was first described from this site. An on-site classroom and visitor centre makes this a very valuable resource for environmental education.</p>                                                                                                                                                                                                                                                                                                                                            |
| <b>Alexandra Park (SINC)</b>                      | c.1743 m<br>N  | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | <p>This is a large park with a good diversity of habitats, lying at the foot of the famous landmark, Alexandra Palace. Substantial areas of grassland, scrub and woodland are managed for nature conservation. The park</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|                                                 |             |                                                                                                        | contains several fine old oaks ( <i>Quercus robur</i> ). Plants found here include the London rarity imperforate St John's-wort ( <i>Hypericum maculatum</i> ). The park is good for butterflies, including a population of white-letter hairstreak.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Crouch End Playing Fields Complex (SINC)</b> | c.612 m NW  | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity. | Much of the site is playing fields, and the nature conservation interest is scattered through small patches of other habitats. Areas of woodland contain some fine old pollarded oaks ( <i>Quercus robur</i> ), which are probably ancient boundary trees, as well as silver birch ( <i>Betula pendula</i> ), sycamore ( <i>Acer pseudoplatanus</i> ), ash ( <i>Fraxinus excelsior</i> ), willow ( <i>Salix</i> sp.) and hornbeam ( <i>Carpinus betulus</i> ). There are also areas of scrub, rough grassland and tall herbs, with a fairly diverse flora, including a large colony of shining crane's-bill ( <i>Geranium lucidum</i> ), which is rare in London. The site supports an impressive range of birds and invertebrates. |
| <b>Wood Green Reservoirs (SINC)</b>             | c.1931 m NE | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | These abandoned reservoirs have been partly colonised by wet willow woodland, a rare habitat in London. An interesting range of hybrid willows ( <i>Salix</i> spp.) occur. The water and woodland support a good diversity of birds. Drier areas support a diverse ruderal flora. The reservoir, and the filter beds to the south (which are not included in the site) are important feeding areas for bats.                                                                                                                                                                                                                                                                                                                        |
| <b>Dartmouth Park Hill Reservoir (SINC)</b>     | C1990. m SW | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | A variety of grassland communities are present here, which grade from neutral to acidic types. Locally uncommon plants include burnet saxifrage ( <i>Pimpinella saxifraga</i> ), grey sedge ( <i>Carex divulsa</i> ), sheep's and common sorrels ( <i>Rumex acetosella</i> , <i>R. acetosa</i> ) and field woodrush ( <i>Luzula campestris</i> ). Associated fauna includes the small copper butterfly, which feeds on the sorrels. Scrub on the western and southern banks of the reservoir is composed mainly of non-native species. In the park is a dog free area bounded by a native hedgerow, planted in 1991 by local children.                                                                                              |
| <b>Archway Road Cutting</b>                     | c.1139 m SW | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.             | The steep cutting bridged by the Archway is well-wooded on both sides; the larger part to the south of the bridge is in Islington while a small extension to the north is in Haringey. Secondary and planted woodland here is composed of sycamore ( <i>Acer pseudoplatanus</i> ), poplars ( <i>Populus</i> spp.) and various other exotic species. Ivy                                                                                                                                                                                                                                                                                                                                                                             |

|                                                                                   |             |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                                                                   |             |                                                                                                             | <p>(<i>Hedera helix</i>) and common nettle (<i>Urtica dioica</i>) are both prominent in the ground flora and the site also features an impressive display of planted daffodils (<i>Narcissus</i> spp.) and other bulbs, visually at their best in the spring. An area of rough grassland and trees to the south of St Aloysius' College is also included in the site. Plants here include coltsfoot (<i>Tussilago farfara</i>) and hop trefoil (<i>Trifolium campestre</i>), and this area is used by the college for outdoor educational activities. The eastern bank of the cutting is scrubby and supports a variety of common breeding birds. A number of bat-boxes have been erected in the woodland here as part of a wider wildlife enhancement project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Upper Holloway Railway Cutting (SINC)</b>                                      | c.1367 m S  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>The various sections of active railway line crossing Islington are of immense importance to its wildlife, as their cuttings and embankments support a significant proportion of the borough's undeveloped land. The network supports an extensive mosaic of open and wooded habitats, valued by birds, mammals and insects, as well as by rail travellers for the deceptively rural outlook that these afford. The vegetation which develops naturally alongside railways in Islington is influenced by the underlying substrate and the frequency and nature of management. Their linear character and connectivity with less-developed parts of London enables more mobile wildlife to disperse and penetrate deep within the city. This site consists of the Crouch Hill line between Upper Holloway and Crouch Hill stations and features some of the best examples of railside habitats in the Borough. These include sections of birch (<i>Betula pendula</i>), ash (<i>Fraxinus excelsior</i>), oak (<i>Quercus</i> spp.) and elm (<i>Ulmus</i> spp.)-dominated woodland, bramble (<i>Rubus fruticosus</i> agg.) scrub and tall grassland. A range of common birds is present.</p> |
| <b>Fortis Green Covered Reservoir and Central Foundation Playing Field (SINC)</b> | c.2000 m NW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This covered reservoir is one of the few grasslands in the borough which is (at least intermittently) grazed. There are mature trees and areas of scrub around the edges, providing valuable habitat for birds. The edges of the former playing field to the east of the reservoir have dense scrub and mature trees. A hedgeline of mature trees, primarily pedunculate oak (<i>Quercus robur</i>), ash (<i>Fraxinus excelsior</i>), cherry (<i>Prunus</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

sp.) and horse chestnut (*Aesculus hippocastanum*), with hawthorn (*Crataegus monogyna*) and elder (*Sambucus nigra*) beneath, forms the eastern boundary (separating the site from St Luke's hospital). This tree line (here containing much wild plum (*Prunus domestica*), grey willow (*Salix cinerea*) and buddleia (*Buddleja davidii*) and a fine old, ivy-covered stag-headed oak near the north-eastern corner, is carried round onto the northern boundary, separating the site from Tetherdown School. The frontage onto Woodside Avenue has scattered self-sown hornbeam, ash and Norway maple, and there is a dense stand of ash in the south-western corner. The western boundary is more open, but with much bramble (*Rubus fruticosus* agg.) and occasional silver birch (*Betula pendula*). The middle of the playing field is rough grassland with damp flushes in places.

**Grove Lodge, Muswell Hill (SINC)** c.1348 m NW Low – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity.

An attractive mix of neutral grassland and areas of woodland, some of which have been planted while others are self-established. The woodland, which is in the grounds of a language school, contains some fine mature trees, particularly beech (*Fagus sylvatica*) and oak (*Quercus* sp.). The grassland contains grey sedge (*Carex divulsa*), which is uncommon in London.

**Finsbury Park (SINC)** c.2000 m SE Low – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity.

This large public park which gives the area its name was one of the first of the great London parks that appeared in Victorian times. It is by far the largest open space in a substantial area of central north London. It links with the Parkland Walk which follows the park's south-western edge, before crossing the East Coast Main Line. The current nature conservation of the site is somewhat limited, although there are plenty of mature trees. An area of gravelly grassland on the south-west edge of the park supports an interesting range of spring ephemerals, including lesser chickweed (*Stellaria pallida*) and common whitlow-grass (*Erophila verna*), which are rare in London, and parsley-piert (*Aphanes arvensis*), which is uncommon in Haringey. The New River runs through the park.

**Tottenham Railsides (SINC)** c.2000 m E Low – Dispersal barriers for fauna and flora species (urbanisation, railway and

This site consists of the triangles of land at South Tottenham junction and West Junction, and the railsides, mostly on embankments, between Railway Fields and the Lea valley. The triangles contain willow

|                                                   |                |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                   |                | roads) reducing connectivity.                                                                               | ( <i>Salix</i> spp.) woodland, a rare habitat in London, and there is a pond in the eastern triangle. The embankments support sycamore ( <i>Acer pseudoplatanus</i> ) woodland with areas of rough grassland, tall herbs and scrub. The site as a whole provides a substantial area of relatively undisturbed habitat, and is an important corridor leading from the Lea valley into the more built-up parts of the borough.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Stroud Green Railway Bank (SINC)</b>           | c.1395 m<br>E  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | This steep slope above railway sidings is vegetated with scrub and woodland of oak ( <i>Quercus robur</i> ), birch ( <i>Betula pendula</i> ) and sycamore ( <i>Acer pseudoplatanus</i> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Elthorne Park and Sunnyside Gardens (SINC)</b> | c.776 m<br>S   | <u>Low</u> – Dispersal barriers for fauna and flora species (roads) reducing connectivity.                  | Elthorne Park is a landscaped public park with a children's play area, games pitch and numerous features of value to a range of common plants and animals. Planted native trees include field maple ( <i>Acer campestre</i> ), rowan ( <i>Sorbus aucuparia</i> ), hawthorns ( <i>Crataegus</i> spp.) and holly ( <i>Ilex aquifolium</i> ), which are all important in their various ways as arboreal ladders for birds, butterflies and other insects. The Philip Noel-Baker Peace Garden is an ornamental walled garden, open during daytime and planted with an eclectic mix of exotic shrubs and flowers including many aromatic culinary herbs.                                                                                                                                                                                                                                         |
| <b>Holly Park Estate (SINC)</b>                   | c.954 m<br>SE  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | The Holly Park Estate was built in 1952 and designed to retain as many of the mature parkland trees of the original site as possible. As a result, the estate has one of the highest concentrations of mature trees in Islington. These include Turkey and pedunculate oaks ( <i>Quercus cerris</i> , <i>Q. robur</i> ), beech ( <i>Fagus sylvatica</i> ) and London plane ( <i>Platanus x hispanica</i> ). Beneath these majestic trees, the lawns are managed largely for amenity purposes and therefore kept short. Towards the estate margins, however, are raised banks supporting several woodland wildflowers, including bluebell ( <i>Hyacinthoides non-scripta</i> ) and red campion ( <i>Silene dioica</i> ). Other former parkland features include thickets of holly ( <i>Ilex aquilifolium</i> ), elder ( <i>Sambucus nigra</i> ) and bramble ( <i>Rubus fruticosus</i> agg.). |
| <b>St Joseph's Social Centre (SINC)</b>           | c.1336 m<br>SW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and                               | Infrequently used gardens of Social Centre with orchard, hedges, woodland, flowerbeds and grassland areas. Orchard habitat is extremely rare across the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|-----------------------------------|-------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |             | roads) reducing connectivity.                                                                               | borough and includes mature and semi-mature trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Whittington Park (SINC)</b>    | c.1757 m S  |                                                                                                             | Whittington Park is an attractive park, alongside the busy Holloway Road. Adjoining the entrance from the main road, beds of wildflower meadow bring a spectacular display of flowers in early summer. To the west, a small plot of woodland and several native species hedgerows, managed through the traditional craft of 'layering', provide good cover for birds. The range of bird species seen here is impressive for such an urban location, with regular sightings of mistle thrush, goldfinch, greenfinch and even a small population of house sparrows, a species which is now scarce in many parts of London.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Holly Lodge Gardens (SINC)</b> | c.2000 m SW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | The site consists of two parkland areas separated by a wide wooded avenue of mature common lime ( <i>Tilia x europaea</i> ) and other (mostly non-native) trees. A variety of native shrubs and wild flowers can be found beneath the trees, including elder ( <i>Sambucus nigra</i> ), wood avens ( <i>Geum urbanum</i> ), enchanter's-nightshade ( <i>Circaea lutetiana</i> ) and foxglove ( <i>Digitalis purpurea</i> ). The smaller parkland area is formally managed with amenity grassland and elaborated flower beds. The larger of the more open areas is laid out around holm oaks ( <i>Quercus ilex</i> ) and cedars of Lebanon ( <i>Cedrus libani</i> ). Grassland on the lower slopes is dominated by fescues ( <i>Festuca</i> spp.) and supports some of the typical acid grassland species such as mouse's-ear hawkweed ( <i>Pilosella officinarum</i> ), heath bedstraw ( <i>Galium saxatile</i> ), cat's-ear ( <i>Hypochaeris radicata</i> ) and sheep's sorrel ( <i>Rumex acetosella</i> ). The site is edged with dense scattered trees, particularly holly ( <i>Ilex aquilifolium</i> ), with a ground cover of ivy ( <i>Hedera helix</i> ). This area attracts a number of small birds including wren, robin, great tit and blue tit. Access is intended only for residents of the Holly Lodge Estate. |
| <b>Harrington Site (SINC)</b>     | c.1350 m SW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | The Harrington Project is a community horticulture project, providing support for people with learning disabilities. This site provides valuable contact with nature for its clients. Around the vegetable plots are some attractive ornamental plantings and a number of specimen trees. Greater burdock ( <i>Arctium lappa</i> ), which is uncommon in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|                                             |                |                                                                                                             | <p>London, grows on the edge of the site.</p> <p>Beside the Harrington site is a small developing woodland. The young canopy is dominated by sycamore (<i>Acer pseudoplatanus</i>) with the odd silver birch (<i>Betula pendula</i>) and tree-of-heaven (<i>Ailanthus altissima</i>). The ground flora is mostly nettle (<i>Urtica dioica</i>), ground elder (<i>Aegopodium podagraria</i>) and bramble (<i>Rubus fruticosus</i> agg.), with male fern (<i>Dryopteris filix-mas</i>) and a range of common woodland flowers.</p> |
| <b>Southwood Lane Wood (SINC)</b>           | c.1441 m<br>W  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This is a narrow strip of woodland, surrounding a housing estate. It lies on the sands of the Bagshot Beds. The canopy is dominated by sycamore (<i>Acer pseudoplatanus</i>), with pedunculate oak (<i>Quercus robur</i>) and horse chestnut (<i>Aesculus hippocastanum</i>) also frequent and a range of other trees in small numbers. Ivy (<i>Hedera helix</i>), bramble (<i>Rubus fruticosus</i> agg.) and nettle (<i>Urtica dioica</i>) are the main constituents of the ground flora.</p>                                |
| <b>Land behind 3 Fairfield Road (SINC)</b>  | c.671 m<br>NE  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This backland site has a mix of habitats, including scattered trees and scrub, areas of ruderal vegetation and rough grassland. Part of the site was been bulldozed in 2002 in preparation for housing development, but planning permission was refused following a Public Inquiry, and the vegetation is now recovering.</p>                                                                                                                                                                                                 |
| <b>St Mary's Churchyard, Hornsey (SINC)</b> | c.1362 m<br>NE | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This attractive, well-established churchyard has good tree and shrub cover, including a tiny fragment of hornbeam (<i>Carpinus betulus</i>) woodland, which is probably relict ancient woodland. This provides habitat for birds and other animals. Kestrels nest in the church tower, which is the only part now remaining of the former St Mary's Church. The rest of the church was demolished in 1927.</p>                                                                                                                |
| <b>The Priory Park (SINC)</b>               | c.888 m<br>NE  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This is a sizeable park with good tree and shrub cover. Until recently, mistletoe (<i>Viscum album</i>) grew on one false-acacia (<i>Robinia pseudacacia</i>), one of its very few Haringey sites. Unfortunately, the branch on which it grew blew down in gales in December 2006. Other uncommon plants include spiked sedge (<i>Carex spicata</i>) in the Philosopher's Garden, where the grassland also supports plentiful bird's-foot-trefoil (<i>Lotus corniculatus</i>).</p>                                            |

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| <b>Alexandra Park Allotments (SINC)</b> | c.1407 m<br>N | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | All allotments in Haringey have been identified as being of Local Importance for Nature Conservation. Allotments provide a valuable resource for wildlife, as well as giving contact with the natural world for allotment holders. 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 well-used Alexandra Park allotments have remnants of ancient hedgerows around their perimeter, with some fine emergent oak ( <i>Quercus robur</i> ), ash ( <i>Fraxinus excelsior</i> ) and sycamore ( <i>Acer pseudoplatanus</i> ) trees. |
| <b>Yeatman Road Allotments (SINC)</b>   | c.2000 m<br>W | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | All allotments in Haringey have been identified as being of Local Importance for Nature Conservation. Allotments provide a valuable resource for wildlife, as well as giving contact with the natural world for allotment holders. 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. Yeatman Road Allotments are generally well used. The few disused plots support rough grassland and bramble ( <i>Rubus fruticosus</i> agg.) scrub, and a diverse range of 'weeds' manage to survive among the cultivation.                     |
| <b>Shepherds Hill Allotments (SINC)</b> | c.574 m<br>NW | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity.      | All allotments in Haringey have been identified as being of Local Importance for Nature Conservation. Allotments provide a valuable resource for wildlife, as well as giving contact with the natural world for allotment holders. 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 well-used Shepherds Hill Allotments have several mature trees along the southern boundary, and a belt of scrub along the western edge.                                                                                                    |
| <b>Granville Road Spinney (SINC)</b>    | c.1087 m<br>E | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | This small wood is a remnant of a larger area of woodland, on the opposite side of Granville Road, which was redeveloped for housing in the 1990s. The canopy is dominated by sycamore ( <i>Ascer pseudoplatanus</i> ), with an unusual range of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                      |                |                                                                                                             | <p>planted trees including three fine specimens of the hybrid between rowan and whitebeam (<i>Sorbus x thuringiaca</i>). The shrub layer includes wild plum (<i>Prunus domestica</i>), hawthorn (<i>Crataegus monogyna</i>) and hazel (<i>Corylus avellana</i>), with a ground flora dominated by bramble (<i>Rubus fruticosus</i> agg.) and cow parsley (<i>Anthriscus sylvestris</i>). A range of other woodland flowers, including ramsons (<i>Allium ursinum</i>) and three-cornered leek (<i>A. triquetrum</i>) have been planted and are now well naturalised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Shepherd's Hill Garden (SINC)</b> | c.444 m<br>NW  | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity.      | <p>This attractive small park is part of a large area of open space which also includes Crouch End Playing Fields, Shepherds Hill Allotments and, to the west, Queen's Wood. The southern edge of the park, beside Shepherd's Hill, is wooded. The woodland contains some fine mature pedunculate oaks (<i>Quercus robur</i>). A rather sparse shrub layer includes hazel (<i>Corylus avellana</i>), hawthorn (<i>Crataegus monogyna</i>) and wild plum (<i>Prunus domestica</i>), as well as box-flowered honeysuckle (<i>Lonicera pileata</i>), and unusual garden escape. The ground flora is dominated by cow parsley (<i>Anthriscus sylvestris</i>) and bramble (<i>Rubus fruticosus</i> agg.), and also contains male-fern (<i>Dryopteris felix-mas</i>), garlic mustard (<i>Alliaria petiolata</i>) and another scarce garden escape, yellow-flowered strawberry (<i>Duchesnea indica</i>). The rest of the park is largely amenity grassland, though this is allowed to grow longer than in many parks, and contains a reasonable range of wild flowers, including bird's-foot trefoil (<i>Lotus corniculatus</i>), meadow buttercup (<i>Ranunculus acris</i>), black medick (<i>Medicago lupulina</i>) and autumn hawkbit (<i>Leontodon autumnale</i>).</p> |
| <b>Archway Park (SINC)</b>           | c.1296 m<br>SW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>Situated close to Archway station and surrounded by housing estates, Archway Park is an important local resource for recreation and relaxation. The park is interestingly contoured, taking full advantage of being on a slope, and the broad belts of shrubs and young trees along the northern and western edges contain a good proportion of native species, including hawthorn (<i>Crataegus monogyna</i>), elder (<i>Sambucus nigra</i>), field maple (<i>Acer campestre</i>), guelder rose (<i>Viburnum opulus</i>) and almond willow (<i>Salix triandra</i>). A bank at the northern end contains a fair</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| <b>Foxham Gardens (SINC)</b>                    | c.2000 m<br>SW | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>diversity of wild flowers, including parsley-piert (<i>Aphanes arvensis</i>), a tiny, insignificant-looking member of the rose family characteristic of dry, sandy grassland and which is quite uncommon in London.</p> <p>Foxham Gardens is a small park, imaginatively landscaped with an abundance of native trees and shrubs. A wide, densely-planted border along the southern edge is effectively scrub habitat and provides food and shelter for common birds and insects. This is combined with more conventional parkland areas of open grass and mature trees. Foxham Gardens provides a particularly fine example of how the imaginative use of even a small open space can provide useful habitats to support urban wildlife. It is open during daylight hours.</p> |
| <b>Margaret MacMillan Nursery School (SINC)</b> | c.680 m<br>S   | <u>Moderate</u> – Dispersal barriers for fauna and flora species (urbanisation) reducing connectivity.      | <p>This site is located behind the Margaret MacMillan Nursery School in Highgate, where a small nature garden includes a pond, lawns and borders, with mature ash (<i>Fraxinus excelsior</i>), horse-chestnut (<i>Aesculus hippocastanum</i>) and lime (<i>Tilia</i> sp.) trees. Being situated inside school grounds the site is accessible only to staff, parents and pupils, for whom it fulfils a valuable educational role.</p>                                                                                                                                                                                                                                                                                                                                               |
| <b>Hatchard Road (SINC)</b>                     | c.1268 m<br>S  | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>This tiny vacant plot lying adjacent to the Crouch Hill railway line is continuous with roughland habitats found on the sides of the cutting. The site contains an area of birch (<i>Betula pendula</i>) and willow (<i>Salix caprea</i>) woodland, with much buddleia (<i>Buddleja davidii</i>), and presents a rather overgrown and wild appearance. The woodland is developing a ground flora of ivy (<i>Hedera helix</i>), and herb-Robert (<i>Geranium robertianum</i>). The site is walled along its street frontage and fenced on the railway side, allowing control over access. Its position on a major green corridor is likely to increase the rate at which plants and animals colonise the site.</p>                                                               |
| <b>Royal Northern Hospital (SINC)</b>           | c.1943 m<br>SE | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and roads) reducing connectivity. | <p>A medium sized park with a good diversity of habitats including amenity grassland, ornamental shrubberies and scattered trees. Approximately 10% of the park has been turned into wildlife meadow.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Grenville Road Gardens (SINC)</b>            | c.1116 m<br>SE | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation and                               | <p>The site is small and is comprised mostly of allotment-style gardening beds and ornamental planting around the border. It is frequently used. Planting includes varied</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                             |             |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                             |             | roads) reducing connectivity.                                                                                        | shrub and flower species such as ornamental willow ( <i>Salix</i> sp.), dogwood ( <i>Cornus</i> sp.), bay laurel ( <i>Laurus nobilis</i> ), hedge bindweed ( <i>Calystegia sepium</i> ) and several grasses. A small pond is becoming established. Bird and squirrel boxes have also been installed and there was a small log pile and an insect or small mammal 'hotel'. There is interest for birds and higher plants.                                                                                                                                                                                                                |
| <b>Wray Crescent (SINC)</b> | c.1476 m SE | <u>Low</u> – Dispersal barriers for fauna and flora species (urbanisation, railway and roads) reducing connectivity. | This is an area of amenity grassland with parkland trees including London plane ( <i>Platanus x hispanica</i> ), oak <i>Quercus</i> sp. and field maple ( <i>Acer campestre</i> ). Some ornamental shrubs are noted close to the paths. The amenity grassland is used as a cricket pitch. Included in the site is a mixed woodland with some scrub. The canopy includes poplar <i>Populus</i> sp., oak, ash ( <i>Fraxinus excelsior</i> ) and sycamore ( <i>Acer pseudoplatanus</i> ) whilst the scrub includes ornamental species, hawthorn ( <i>Crataegus monogyna</i> ) and privet <i>Ligustrum</i> sp. There is interest for birds. |

### 3.2. Priority and Notable Habitats

The priority habitats (outlined in Section 41 of the Natural Environment and Rural Communities Act 2006 (as amended)) within 2km of the Site are outlined in Table 2 below.

*Table 2 – All priority habitats within 2km of the Site; taken from Magic Maps in January 2026.*

| <b>Priority habitat</b>    | <b>No. of sites within 2km</b> | <b>Closest site</b> | <b>Connectivity</b>                                                                                                                       |
|----------------------------|--------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Deciduous woodland</b>  | 354                            | c. 150 m SE         | <u>Moderate</u> – A lot of woodland surrounding the Site, however major roads and urbanisation reduce the potential of commuting species. |
| <b>Lowland Heathland</b>   | 3                              | c. 1570 m SW        | <u>Low</u> – Small amount to the SW of the site - major roads and urbanisation reduce the potential of commuting species.                 |
| <b>Traditional orchard</b> | 5                              | c. 620 m SE         | <u>Low</u> – Small amount surrounding the site - major roads and urbanisation reduce the potential of commuting species.                  |
| <b>Ponds and Lakes</b>     | 1                              | c.1680m S           | <u>Low</u> – Small amount surrounding the site - major roads and urbanisation reduce the potential of commuting species.                  |

It is considered that multiple hedgerows and ponds within 2km of the Site may meet criteria of priority habitats.

### 3.3. European Protected Species Licences

No European Protected Species licences were identified within 2km of the Site.

### 3.4. Tree preservation Orders

No TPOs were found surrounding within directly surrounding the Site.

### 3.5. UK Habitat Classification Survey

4 UKHab habitats were identified within the Site:

- 828 Vegetated Garden
- U1b Developed Land; Sealed Surface
- U1b5 Buildings
- 32 Scattered Trees

An on-site habitat plan is shown in Appendix 3 and photographs of the Site are shown in Appendix 4. Each of these habitats are described in Table 3 below.

Table 3 – All UKHabs classification descriptions.

| Habitat Type                       | Habitat Description                                                                                                                                                                                                | Flora Species                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 828 Vegetated Garden               | Vegetated garden is present throughout the North aspect of the site.                                                                                                                                               | <b>Frequent:</b> perennial rye ( <i>Lolium perenne</i> )<br><b>Occasional:</b> moss ( <i>Bryophyta</i> ), common ivy ( <i>Hedera helix</i> ), fragrant sweet box ( <i>Sarcococca confusa</i> ), and bear's breeches ( <i>Acanthus mollis</i> )<br><b>Rare:</b> bracken ( <i>Pteridium aquilinum</i> ), pendulous sedge ( <i>Carex pendula</i> ) |
| U1b Developed Land; Sealed Surface | Developed land is present throughout the whole of the site. In the South aspect of the site, it is present as a driveway. In the North aspect of the site, it is present as a feature within the vegetated garden. | <b>Occasional:</b> shining geranium ( <i>Geranium lucidum</i> ), pendulous sedge ( <i>Carex pendula</i> ), buddleja ( <i>Buddleja</i> ), and ivy ( <i>Hedera helix</i> )<br><b>Rare:</b> green alkanet ( <i>Pentaglottis sempervirens</i> ), cleavers ( <i>Galium aparine</i> ), and oak sapling ( <i>Quercus robur</i> )                       |

|                    |                                                                                                                                                                             |                                                                                                                                                    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| U1b5 Buildings     | Buildings are present in the form of a garage and wooden shed; these are on the South and East aspects of the site                                                          | -                                                                                                                                                  |
| 32 Scattered Trees | 3 individual trees are present throughout the vegetated garden in the North aspect of the site. T1 is classified as a medium tree, T2 and T3 are classified as small trees. | <b>T1:</b> Yew ( <i>Taxus baccata</i> )<br><b>T2:</b> Sour cherry ( <i>Prunus cerasus</i> )<br><b>T3:</b> Silver birch ( <i>Betula pubescens</i> ) |

### 3.6. Species Records

A search of local biological records was conducted by eCountability on behalf of Greenspace Information for Greater London CIC up to 2km from the Site. The records were filtered based on the relevance to the project proposal.

#### 3.6.1 Badgers

The records returned no occurrences of Badger (*Meles meles*) within 2 km of the Site. Given the urban nature of the surrounding area, which is characterised by dense residential development and roads that act as significant dispersal barriers, the potential for badgers to utilise the Site is considered to be low. Although it is possible that badgers could be present in suitable green spaces within the wider surrounding area, it is unlikely that they would regularly access the Site.

During the Site visit, no evidence of badger activity was recorded, and none of the on-site habitats were considered favourable for badgers. Additionally, it is unlikely that the proposed works will result in any impact on badger populations present in the wider area. Overall, the likelihood for the Site to support badgers is negligible, and no further action is required.

#### 3.6.2 Bats

The records search and European Protected Species licence application identified breeding, foraging and resting bats were locally present

1,918 records of bats were returned by the data search. However, the proposed works will not impact any potential roost sites, and it is unlikely that any changes to the Site will significantly impact any foraging habitat. Therefore, these results were not analysed further.

The bat species returned by the local records are detailed in Table 4.

Table 4 – bat records.

| Species                                                      | Number of records |
|--------------------------------------------------------------|-------------------|
| Bat Species ( <i>Chiroptera</i> )                            | 21                |
| Myotis Bat Species ( <i>Myotis</i> )                         | 26                |
| Whiskered/Brandt's Bat ( <i>Myotis mystacinus/brandtii</i> ) | 1                 |

|                                                         |     |
|---------------------------------------------------------|-----|
| Pipistrelle Bat Species ( <i>Pipistrellus</i> )         | 105 |
| Brown long-eared ( <i>Plecotus auritus</i> )            | 53  |
| Daubentons' bat ( <i>Myotis daubentoniid</i> )          | 252 |
| Long-eared Bat Species                                  | 17  |
| Vesper Bat Species ( <i>Vespertilionidae</i> )          | 6   |
| Leisler's Bat ( <i>Nyctalus leisleri</i> )              | 54  |
| Natterer's bat ( <i>Myotis nattereri</i> )              | 263 |
| Noctule ( <i>Nyctalus noctula</i> )                     | 303 |
| Common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) | 429 |
| Soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> )    | 313 |
| Nathusius Pipistrelle ( <i>Pipistrellus nathusii</i> )  | 73  |
| Serotine ( <i>Eptesicus serotinus</i> )                 | 2   |

### 3.6.3 Birds

There were 52 species of protected or priority bird species (species listed in Section 41 of the Natural Environment and Rural Communities Act 2006 or Schedule 1 of the Wildlife and Countryside Act 1981) returned by the local records (Table 5).

Table 5 – bird records (these are not all the examples of birds within these lists).

| Species name                                       | Number of records | Likelihood of presence on site                                  |
|----------------------------------------------------|-------------------|-----------------------------------------------------------------|
| <b>Schedule 1</b>                                  |                   |                                                                 |
| Avocet ( <i>Recurvirostra avosetta</i> )           | 7                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Barn Owl ( <i>Tyto alba</i> )                      | 9                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Black-necked Grebe ( <i>Podiceps nigricollis</i> ) | 4                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Black Redstart ( <i>Phoenicurus ochruros</i> )     | 115               | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Brambling ( <i>Fringilla montifringilla</i> )      | 67                | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Cetti's Warbler ( <i>Cettia cetti</i> )            | 5                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Common Scoter ( <i>Melanitta nigra</i> )           | 3                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Crossbill ( <i>Loxia curvirostra</i> )             | 26                | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Fieldfare ( <i>Turdus pilaris</i> )                | 240               | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Firecrest ( <i>Regulus ignicapilla</i> )           | 195               | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Garganey ( <i>Spatula querquedula</i> )            | 4                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Goldeneye ( <i>Bucephala clangula</i> )            | 1                 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |

|                                                          |     |                                                                 |
|----------------------------------------------------------|-----|-----------------------------------------------------------------|
| Goshawk ( <i>Accipiter gentilis</i> )                    | 1   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Great Northern Diver ( <i>Gavia immer</i> )              | 1   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Green Sandpiper ( <i>Tringa ochropus</i> )               | 20  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Hobby ( <i>Falco subbuteo</i> )                          | 122 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Honey-buzzard ( <i>Perisoreus inornatus</i> )            | 2   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Kingfisher ( <i>Alcedo atthis</i> )                      | 360 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Little Ringed Plover ( <i>Charadrius dubius</i> )        | 11  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Marsh Harrier ( <i>Circus aeruginosus</i> )              | 5   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Mediterranean Gull ( <i>Ichthyophaga melanocephala</i> ) | 55  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Osprey ( <i>Pandion haliaetus</i> )                      | 16  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Peregrine ( <i>Falco peregrinus</i> )                    | 972 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Red Kite ( <i>Milvus milvus</i> )                        | 207 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Red-necked Phalarope ( <i>Phalaropus lobatus</i> )       | 2   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Red-throated Diver ( <i>Gavia stellata</i> )             | 6   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Redwing ( <i>Turdus iliacus</i> )                        | 984 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Whimbrel ( <i>Numenius phaeopus</i> )                    | 11  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Woodlark ( <i>Lullula arborea</i> )                      | 9   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Wryneck ( <i>Jynx torquilla</i> )                        | 25  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |

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#### Section 41

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|                                                   |     |                                                                 |
|---------------------------------------------------|-----|-----------------------------------------------------------------|
| Common Scoter ( <i>Melanitta nigra</i> )          | 3   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Curlew ( <i>Numenius arquata</i> )                | 11  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Dunnock ( <i>Prunella modularis</i> )             | 641 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Grasshopper Warbler ( <i>Locustella naevia</i> )  | 9   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Hawfinch ( <i>Coccothraustes coccothraustes</i> ) | 28  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Herring Gull ( <i>Larus argentatus</i> )          | 863 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| House Sparrow ( <i>Passer domesticus</i> )        | 679 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Lapwing ( <i>Vanellus vanellus</i> )              | 42  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |

|                                                      |     |                                                                 |
|------------------------------------------------------|-----|-----------------------------------------------------------------|
| Lesser Redpoll ( <i>Acanthis cabaret</i> )           | 129 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Lesser Spotted Woodpecker ( <i>Dryobates minor</i> ) | 53  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Linnet ( <i>Linaria cannabina</i> )                  | 284 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Reed Bunting ( <i>Emberiza schoeniclus</i> )         | 66  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Ring Ouzel ( <i>Turdus torquatus</i> )               | 30  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Skylark ( <i>Alauda arvensis</i> )                   | 161 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Song Thrush ( <i>Turdus philomelos</i> )             | 986 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Spotted Flycatcher ( <i>Muscicapa striata</i> )      | 225 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Starling ( <i>Sturnus vulgaris</i> )                 | 857 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Tree Pipit ( <i>Anthus trivialis</i> )               | 61  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Turtle Dove ( <i>Streptopelia turtur</i> )           | 17  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Willow Tit ( <i>Poecile montanus</i> )               | 11  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Woodlark ( <i>Lullula arborea</i> )                  | 9   | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Wood Warbler ( <i>Phylloscopus sibilatrix</i> )      | 19  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Yellow Wagtail ( <i>Motacilla flava</i> )            | 186 | <u>Low</u> – No appropriate nesting or foraging habitats onsite |
| Yellowhammer ( <i>Emberiza citrinella</i> )          | 41  | <u>Low</u> – No appropriate nesting or foraging habitats onsite |

The Site comprises a small, enclosed garden area containing a limited number of trees and dense ornamental shrubs, together with boundary fencing, hardstanding and a small outbuilding. The shrubs and trees present on site could offer some limited suitability for nesting by common garden bird species. However, no buildings or structures suitable for barn owl nesting are present.

During the Site visit, no evidence of birds or nesting activity was recorded. The proposed works may result in the removal or disturbance of vegetation that could be used opportunistically by nesting birds. Therefore, in accordance with standard best practice guidelines and the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance, precautionary measures should be implemented during development to minimise potential impacts on bird species. Any works to buildings should ideally be undertaken outside of the bird nesting season (typically March to August inclusive). If this is not possible, a suitably qualified ecologist should carry out a nesting bird check no more than 48 hours prior to the commencement of works. Should any active nests be identified, a suitable buffer zone must be established, and works in that area delayed until the young have fledged and the nest is no longer in use. To enhance biodiversity, installation of bird boxes or integrated nesting features could also be considered as part of site reinstatement or enhancement measures. No further bird surveys are otherwise considered necessary.

#### 3.6.4 Great Crested Newt

The local record search returned no occurrences of Great Crested Newt (*Triturus cristatus*) (GCN).

No ponds were located within the Site, and no ponds were present within 250m of the Site boundary.

The terrestrial habitat surrounding the Site is not suitable for GCN due to the heavily urbanised nature of the area, which is dominated by buildings, roads and limited areas of fragmented amenity vegetation, with a lack of connectivity between grassland, woodland and hedgerows.

Given the lack of breeding habitat for GCN within the Site and surrounding area, the proposed works can be considered as having a negligible impact on GCN breeding populations. Therefore, no further surveys are required.

### 3.6.5 Other Mammals

No records of Hazel Dormouse (*Muscardinus avellanarius*) were returned from the records search. Habitats within the Site are not suitable to support breeding, commuting or foraging dormice, as the Site comprises a small, enclosed urban garden with ornamental shrubs, scattered trees, boundary fencing and surrounding residential development. The Site lacks species-rich hedgerows, woodland habitat and habitat connectivity, and is not connected to a wider woodland block known to support dormice. Overall, the likelihood for the Site to support Hazel Dormouse is negligible, and no further action is required.

No records of otter (*Lutra lutra*), beaver (*Castor fiber*), water vole (*Arvicola amphibius*) or white-clawed crayfish (*Austropotamobius pallipes*) were returned by the records search. The Site does not contain any watercourses, ponds or wetland habitats, and there are no watercourses directly adjacent to the Site. During the Site visit, no evidence of watercourse-associated species was recorded. Habitats within the Site are therefore not suitable to support breeding, commuting or foraging watercourse mammals. Overall, the likelihood for the Site to support watercourse species is negligible, and no further action is required.

120 records of hedgehog (*Erinaceus europaeus*) but no records of brown hare (*Lepus europaeus*) were returned from the records search. The habitats on site offers some limited potential to support foraging and temporary sheltering hedgehogs, although the enclosed nature of the Site and surrounding urban development is likely to restrict connectivity with the wider landscape. Any rubble or brash piles created as a result of the proposed works or already present on Site could be utilised by hedgehogs. These piles should be removed by hand during the proposed works and should not be removed during the hibernation period. Overall, no further surveys are required.

### 3.6.6 Reptiles

No records of reptiles were returned from the records search. The Site does not contain any waterbodies or wetland habitats and is surrounded by residential development, boundary fencing and hardstanding, which significantly limits connectivity with suitable reptile habitats.

Habitats within the Site are therefore not suitable to support breeding, commuting or foraging reptiles, and during the Site visit no evidence of reptiles was recorded. Any rubble or brash piles created as a result of the proposed works, or already present on Site, could potentially be utilised opportunistically by reptiles and should therefore be removed carefully by hand during the proposed works and avoided during the hibernation period. Overall, the likelihood for the Site to support reptiles is considered to be negligible, and no further surveys or mitigation are required.

### 3.6.7 Amphibians

106 records of Common Frog (*Rana temporaria*) were returned from the records search. These records are associated with ponds and other aquatic habitats in the wider surrounding area. The Site itself does not contain any ponds, waterbodies or wetland habitats, and no ponds were identified within the immediate vicinity of the Site. The habitats present on site offer limited potential for

sheltering or foraging by amphibians during their terrestrial life stages, they do not provide suitable breeding habitat.

Overall, the likelihood for the Site to support amphibians is considered to be low, and no further surveys or mitigation are required. Any rubble or brash piles created as a result of the proposed works, or already present on Site, could potentially be utilised opportunistically by amphibians and should therefore be removed carefully by hand during the proposed works and avoided during the hibernation period.

### 3.6.8 Invasive non-native plant species

There were 97 records of Japanese Knotweed (*Fallopia japonica*) returned by the data search. No signs of any invasive (Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) flora species were found during the site visit. The site survey was conducted outside the flowering period, therefore if any invasive or protected plants were present within the Site they may have been visible. It can be assumed no invasive or protected plants were present within the Site and therefore no further action is required.

## 3.7. Preliminary Roost Assessment

### 3.7.1 Bat Building Assessment

Building and suitable trees on Site that were surveyed and assessed for their likelihood to host roosting bats were described in Table 6 & 7.

Table 6 – Description of all onsite buildings

| Building name                                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Bat roosting potential |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Disused Garage (B1)<br><br>Pictures in Appendix 4 | <ul style="list-style-type: none"><li>- One storey</li><li>- No loft space present</li><li>- Flat, felted roof</li><li>- Brick external walls</li><li>- Unable to access internal aspects due to damage</li><li>- Damage to the internal beams is present on the front aspect of the building</li><li>- No signs of bats externally</li><li>- No potential roosting features present, as the building is exposed to the elements, and therefore not suitable for bats.</li><li>- No signs of nesting birds externally</li></ul> | Low                    |

### 3.7.2 Bat Tree Assessment

Table 7 – Description of all onsite trees

| Tree species                                                             | Description                                                                                                                                                                                                                                               | Bat roosting potential |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| T1 - Yew ( <i>Taxus baccata</i> )<br><br>Pictures in Appendix 4          | <ul style="list-style-type: none"> <li>- Diameter at breast height – 40cm</li> <li>- Height – 6m</li> <li>- Signs of bats - No</li> <li>- Number of potential roosting features and their locations - 0</li> <li>- Signs of nesting birds - No</li> </ul> | Negligible             |
| T2 - Sour Cherry ( <i>Prunus cerasus</i> )<br><br>Pictures in Appendix 4 | <ul style="list-style-type: none"> <li>- Diameter at breast height – less than 30cm</li> <li>- Signs of bats - No</li> <li>- Number of potential roosting features and their locations - 0</li> <li>- Signs of nesting birds - No</li> </ul>              | Negligible             |
| T3 – White Birch ( <i>Betula pubescens</i> )                             | <ul style="list-style-type: none"> <li>- Diameter at breast height – less than 30cm</li> <li>- Signs of bats - No</li> <li>- Number of potential roosting features and their locations - 0</li> <li>- Signs of nesting birds - No</li> </ul>              | Negligible             |

If any trees on Site are due to be impacted by the proposed works, the trees will need to be inspected by an ecologist within 48 hours of works commencing. If evidence of nesting birds are found, a 5 m exclusion zone must be created around the tree and left in place until the birds have fledged.

### 3.7.3 Foraging and Commuting Bats

The general surrounding area has moderate suitability for commuting and foraging bats, due to the Site's proximity to several wooded blocks; the presence of connective features such as hedgerows and lines of trees; and the trees surrounding the site which could offer some foraging opportunities for commuting bats. Licence records show that Common Pipstrelle (*Pipistrellus pipistrellus*) are present within 2km of the Site.

### 3.7.4 Conclusions on Roosting Bats

The Preliminary Roost Assessment (PRA) of the property was undertaken, and the building was considered to hold a 'low potential' for roosting bats. Although the roof is not suitable for bats and there were no signs of potential roosting features, as we were unable to internally assess the building, we must implement precautionary measures. The trees on site were considered to hold a 'negligible potential' for roosting bats due to a lack of bat roosting provisions and potential access points.

Roosting bats are considered to be impacted as part of the proposed works as no internal inspection of the building was able to be carried out, and therefore fully ruled out. Therefore, we recommend precautionary measures be undertaken.

No direct observations of bats were made, but an absence of bat evidence does not equate to evidence of bat absence. Overall, the possibility that bats are present on Site cannot be eliminated. In accordance with the CIEEM (2025) Bat Mitigation Guidelines, a precautionary approach will be adopted to ensure compliance with relevant wildlife legislation and to minimise the risk of harm to bats that may be present.

Prior to commencement of any works affecting the roof structure, a suitably qualified ecologist will deliver a toolbox talk to all contractors. This will outline the legal protection afforded to bats and their roosts, methods for identifying potential bat presence, and the appropriate protocol to follow should bats be encountered during works.

Roof removal will be undertaken using a soft-strip methodology under the direct supervision of a licensed ecologist. The roof will be removed carefully by hand to minimise noise, vibration, and disturbance. Should a bat be discovered during these operations, all works will cease immediately, and advice will be sought from the supervising ecologist. Works will not recommence until the ecologist confirms it is safe and lawful to proceed, and a European Protected Species licence will be obtained if necessary.

Where possible, works to the roof will be scheduled outside of the main bat maternity season (May to August) and the hibernation period (December to February) to reduce potential disturbance. An appropriate artificial lighting strategy will be implemented in accordance with CIEEM (2025), and Bat Conservation Trust (2023) Guidance Note 08/23: Bats and Artificial Lighting in the UK. External lighting will be designed to avoid light spill onto potential commuting or foraging routes through the use of low-intensity, warm-white lighting, directional fittings, and motion sensors or timers.

As part of the redevelopment, permanent bat roosting features such as integrated bat bricks or boxes will be incorporated into the new building design to provide long-term ecological enhancement and contribute to local biodiversity net gain.

These measures are consistent with best practice guidance and will ensure that the proposed works proceed in accordance with statutory requirements, with minimal risk of harm or disturbance to bats.

It must be noted that the PRA provides a current assessment of the bat roosting potential on Site. It is always possible for bat species to ingress at any point in the future, and therefore it is recommended that if 18 months pass and no works have been undertaken, and/or if the condition of the buildings change, an updated PRA is required to assess whether the potential of the buildings to support roosting bats has altered.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligations to report this information.

### **3.8. Evaluation**

Based on these results, no further considerations are required before the proposed works begin.

## 4. Biodiversity Mitigation and Enhancement Plan

### 4.1. Mitigation

All the following measures should be adhered to throughout the proposed works to protect local fauna and flora:

- In the situation where any protected, notable or vulnerable animals are encountered during the works all work must stop and a suitable ecologist should be consulted before continuing.
- Any trenches created by the works should be covered overnight or a means of escape should be provided for any fauna that enters it.
- The creation of rubble, soil or brash piles should be avoided where possible as these can be used by hedgehogs, reptiles and amphibians.
- Using artificial lights between dusk and dawn should be avoided/minimised where possible.
- Avoid using unnecessary chemicals during the works and if any chemicals are required leakages are avoided through fuel drip trays, drip-capture devices and/or spill mitigation devices.

#### 4.1.1 Artificial Lighting Strategy

Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property. Therefore, to ensure any lighting disturbance on bats is minimised, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires will always be mounted on the horizontal, i.e., no upward tilt.

## **4.2. Recommendations for biodiversity enhancement**

The below measures are recommended to increase viable habitat for specific species within the local environment:

- At least 1 bat roosting box should be installed on the on Site building or mature trees. The box should be 1FW Schwegler Bat Hibernation Boxes (available at [nhbs.com](http://nhbs.com)) or of a similar standard and be mounted at least 4m from the ground. The box should face between southwest and southeast and should remain unobstructed.
- At least 1 bird box should be installed on the on Site building or mature trees. These boxes should be to target a variety of species (e.g. Schwegler 1B 32mm bird box to target tits, redstart, nuthatch, flycatchers, wrynecks or sparrows; or Vivara Pro Woodstone Swift nest box etc.).
- Green and Blue Bee bricks (available at [greenandblue.co.uk](http://greenandblue.co.uk)) should be used within the brick walls of the building to be constructed.
- Transporting of any offsite soil should be avoided. However, where unavoidable, ensure soil is peat free.
- Avoid pollutants and litter/debris within the Site and the surrounding area.

## Appendix 1 Reference List and Useful Sources

- **Amphibian and Reptile Groups of the UK (2010)** Advice Note 5: Great Crested Newt Habitat Suitability Index. London, Amphibian and Reptile Groups of the UK.
- **British Standards (2012)** BS 5837: 2012 – Trees in relation to design, demolition and construction. London, British Standards Institution.
- **British Standards (2020)** BS 42020: 2013 - Biodiversity Code of Practice for Planning and Development. London, British Standards Institution.
- **British Standards (2021)** BS 8683: 2021 - Process for designing and implementing Biodiversity Net Gain. London, British Standards Institution.
- **CIEEM (2017a)** Guidelines for Preliminary Ecological Appraisals (2nd Edition). Winchester, CIEEM.
- **CIEEM (2017b)** Guidelines on Ecological Report Writing (2nd Edition). Winchester, CIEEM.
- **CIEEM (2018)** Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1. Winchester, CIEEM.
- **CIEEM (2019)** Advice Note: On the Lifespan of Ecological Reports & Surveys. Winchester, CIEEM.
- **Collins, J. (ed.) (2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition). The Bat Conservation Trust, London.
- **Department for Levelling Up, Housing & Communities (2023)** National Planning Policy Framework. London, Department for Levelling Up, Housing & Communities.
- **HMSO (1981)** Wildlife and Countryside Act 1981 [online]. Available at: <http://www.legislation.gov.uk/ukpga/1981/69>
- **HMSO (2000)** Countryside and Rights of Way Act 2000 [online]. Available at: <http://www.legislation.gov.uk/ukpga/2000/37/contents>
- **HMSO (2017)** Conservation of Habitats and Species Regulations 2017 [online]. Available at: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>
- **HMSO (2006)** Natural Environment and Rural Communities Act 2006 [online]. Available at: <http://www.legislation.gov.uk/ukpga/2006/27/contents/made>
- **Magic database (2024)** <http://www.magic.gov.uk/MagicMap.aspx>
- **Reason, P.F. & Wray, S. (2023)** UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Ampfield, CIEEM.
- **UKHab Ltd (2023)** UK Habitat Classification Version 2.0. Available at: [ukhab.org](http://ukhab.org).
- **Walker, K., Pearman, B.E., McIntosh, J. & Lockton, A. (2010)** BSBI Recording the British and Irish flora 2010-2020. Annex 1: Guidance on sampling approaches. Cumbria, Botanical Society of Britain and Ireland.

## Appendix 2 Planning Policy & Legislation

### National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024) sets out the government's planning policies for England and how these are expected to be applied. The NPPF states that 'planning policies and decisions should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils in a manner commensurate with their statutory status or identified quality in the development plan.
- Recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions, such as air and water quality, taking into account relevant information such as river basin management plans.

A list of principles which local planning authorities should follow when determining planning applications is included in the NPPF which includes the following:

- Distinguish between international, national and locally designated sites.
- Allocate land with the least environmental or amenity value.
- Maintain and enhance habitats and green infrastructure networks.
- Enhance natural capital at a catchment or landscape scale across local authority boundaries.
- Give weight to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.
- Map and safeguard components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors and stepping stones, and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species
- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional

reasons and a suitable compensation strategy exists; and development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

### **The Wildlife and Countryside Act (WCA) 1981**

The WCA is the primary piece of legislation relating to nature conservation in Great Britain. The Act is supplemented by provisions in the CRoW Act 2000 and the NERC Act 2006.

Part 1 of this act makes it an offence to intentionally or recklessly kill, injure or take any wild bird, to take, damage or destroy the nest of any wild bird while that nest is in use or being built, and/or to take or destroy an egg of any wild bird.

Part 1 also makes it an offence to intentionally or recklessly disturb any wild bird included in Schedule 1 of the act, and to take, damage, or destroy the nest of any wild bird included in Schedule ZA1. Schedule 5 lists non-avian species that are afforded various protections under Sections 9.1a, 9.1b, 9.2, 9.4a, 9.4a (Wales), 9.4b, 9.4c, 9.5a and 9.5b.

Schedule 8 lists plant species that are protected from intentionally picking, uprooting or destroying under Section 13.

Schedule 9 lists non-native invasive plants for which it is an offence under Section 14 to plant or otherwise cause to grow in the wild any part of said plants.

### **The Conservation of Habitats and Species Regulations 2017**

Section 43 of Part 3 of this legislation makes it an offence to do any of the following with regards to European Protected Species (animals) as listed on Schedule 2:

- Deliberately capture, injure or kill any wild animal of a European protected species. • Deliberately disturb wild animals of any such species.
- Deliberately take or destroy the eggs of such an animal.
- Damage or destroy a breeding site or resting place of such an animal. (Note: no intentionality is necessary to prosecute this activity).

Section 43 of Part 3 of this legislation makes it an offence to do any of the following with regards to European Protected Species (plants) as listed on Schedule 5:

- Deliberately pick, collect, cut, uproot or destroy a wild plant of a European Protected Species.
- Be in position of or to transport said plant.

### **The Countryside and Rights of Way (CRoW) Act 2000**

The CRoW Act applies only to England and Wales, and importantly adds the word “reckless” to the offence of damaging or destroying a place a bat uses for shelter or rest or disturbing a bat while using a roost.

### **Natural Environment and Rural Communities Act 2006**

Section 40 of Part 3 of this act compels public bodies (local authorities, police, fire and health authorities, and utility companies) with exercisable functions within England to consider actions to be

taken to conserve and enhance biodiversity in England—in particular to have regard to the United Nations Environmental Programme Convention on Biological Diversity of 1992, any relevant local nature recovery strategies, and any relevant species conservation strategy or protected site strategy (prepared by Natural England).

Section 41 of Part 3 of this Act ensures the publishing of a list containing species and habitat types that are of principle importance for the purpose of conserving or enhancing biodiversity in England.

### **Wild Mammals (Protection) Act 1996.**

Under this legislation it is an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with the intent to inflict unnecessary suffering.

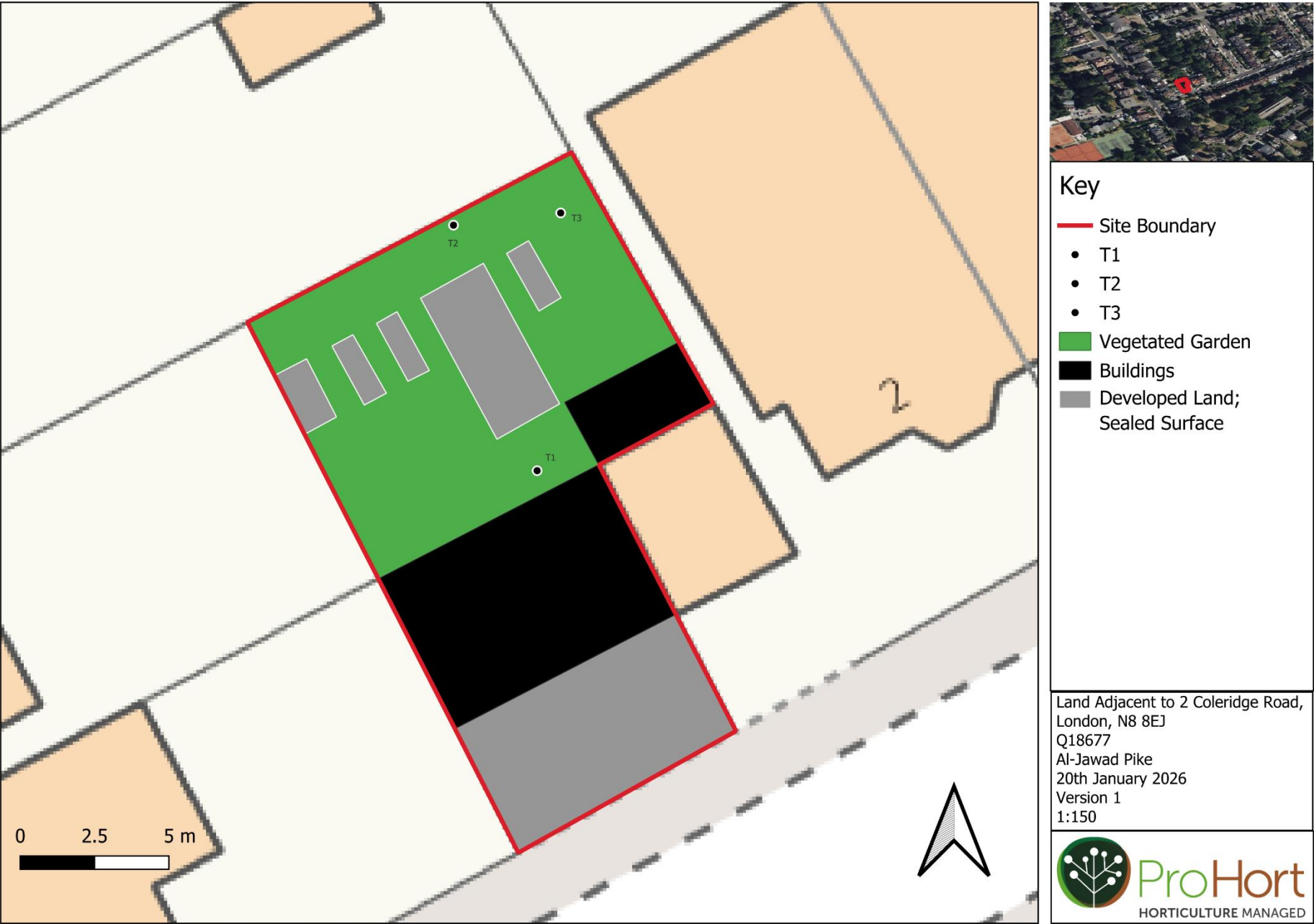
### **Protection of Badgers Act 1992**

Under this legislation it is an offence to (or intend to, or to be reckless as to whether your actions would have these consequences):

- Wilfully kill, injure or take a badger (or attempts to do so).
- Damage or destroy any part of a badger sett. (Note: no intentionality is necessary to prosecute these activities).
- Obstruct access to a badger sett. (Note: no intentionality is necessary to prosecute these activities).
- Disturb a badger when it is occupying a sett. (Note: no intentionality is necessary to prosecute these activities).



# Appendix 3 Habitat Plan of the Site



## Appendix 4 Additional Photographs



*Image 1 – The South aspect of the site – showing the garage (B1) and developed land*



*Image 2 – T1 Yew (Taxus baccata)*



*Image 3 – The North aspect of the site – showing the developed land and vegetated garden*



*Image 4 – The North aspect of the site – showing the vegetated garden and T1 Yew (Taxus baccata)*



*Image 5 – The East aspect of the site – showing the wooden shed*



*Image 6 – T2 Sour Cherry (*Prunus cerasus*)*



*Image 7 – T3 Silver Birch (Betula pendula)*