

North London Cricket Club, 13 Montenotte Road, London, N8 8RL

North London Cricket Club

Construction Environmental Management Plan (Biodiversity)

In pursuant of condition 4 of planning permission HGY/2025/3278

Report Ref: 14236.CEMP.vf

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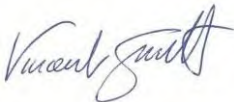
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1. Introduction

1.1. Site Background and Proposals

- 1.1.2. Ecology Solutions was commissioned in March 2026 by North London Cricket Club to complete a Construction Ecological Management Plan (CEMP) (Biodiversity) for the Cricket Club (see Plan ECO1), hereafter, referred to as 'the site'.
- 1.1.3. Ecology Solutions have previously produced a Preliminary Ecological Assessment¹ (PEA) for the site which included initial appraisals for bats and Badgers *Meles meles*.
- 1.1.4. The Proposed Development includes the erection of a porch, and ground floor extension with retractable shading; increasing outdoor terrace area; external changes to existing building and fenestration; cycle parking and associated works.
- 1.1.5. The CEMP is required to discharge planning condition 4 for the Proposed Development outlined by Haringey Council (Planning application ref: HGY/2025/3278). The condition wording is as follows:

Prior to the commencement of development, a CEMP proportionate to the scale of the works shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- storage of building materials, plant and equipment;
- construction access and contractor parking;
- proportionate dust, noise, light and runoff controls;
- measures to avoid disturbance to breeding birds and bats, including seasonal timing or checks by a qualified ecologist;
- how two dusk-emergence bat surveys (to be undertaken between May and September, at least three weeks apart) have been carried out or have been arranged and programmed as part of the works, and if the presence of roosting bats is confirmed necessary measures will be taken to avoid harm, including obtaining a licence from Natural England prior to the commencement of any such works.

The development shall thereafter be carried out in accordance with the approved CEMP.

Reason: To ensure the safe and orderly implementation of the development and to protect local amenity, ecological features and the adjacent public footpath, in accordance with London Plan Policy T7, DPD Policies DM1 and DM19, and the NPPF.

¹ Ecology Solutions (March 2026) North London Cricket Club. *Preliminary Ecological Assessment*. Ref: 14236.PEA.vf2

1.2. **Site Characteristics**

- 1.2.1. The site is approximately 1.5ha in size and located along Montenotte Road, Crouch End Playing Fields, London. The site is an active cricket club largely comprising modified grassland and six buildings. Two of the buildings (under one roof) are part of the clubhouse pavilion, three are storage facilities and one scoreboard. The site boundaries consist of a single row of native trees of varying ages and sizes.
- 1.2.2. The site is part of Crouch End Playing Fields Complex Site of Importance for Nature Conservation (SINC) and is classified as a 'Site of Borough Importance Grade 1'. A woodland is situated immediately to the west, beyond which is Wood Vale road with residential buildings and further beyond is Queen's Wood SINC Site of Metropolitan Importance (SMI) and Local Nature Reserve (LNR). To the east is a residential area, including Highgate Wood School. Large areas of grassland adjoin to the northern and southern site boundary. Further south is Sherds Hill Allotments SINC.

1.3. **Purpose of CEMP**

- 1.3.1. This report is prepared to address the requirement for a CEMP as part of the planning permission for the site. This report provides details of the proposed mitigation and avoidance measures that shall be employed during the remediation and construction phases of the Proposed Development in respect of ecology and nature conservation. By following these measures, the development will be in line with all relevant legislative and planning policy requirements.

2. Baseline Information

2.1. Designated Sites

- 2.1.2. **Statutory Sites.** The site is not part of a statutory nature conservation designation, nor is it adjacent to one.
- 2.1.3. The closest statutory designated site is the Queen's Wood LNR, which is also a SINC SMI, located 180m to the west of the site. Queen's Wood LNR extends to 21.07ha of ancient Oak-Hornbeam woodland, classed as Ancient Woodland as shown in Plan ECO1.
- 2.1.4. Alexandra Palace & Park LNR and SINC Site of Borough Importance Grade 1 is located 630m north of the site. The LNR measures 61.66ha. Alexandra Palace is a large urban area which is well known for its bird species assemblage.
- 2.1.5. Parkland Walk LNR and SINC SMI is situated 700m south of the site. The LNR contains 14.31ha of predominantly secondary woodland. The Islington stretch of Parkland Walk includes the boroughs only area of acidic grassland.
- 2.1.6. Railway Fields LNR and SINC Site of Borough Importance Grade 1 is located 2.3km east of the site. The LNR extends to 0.87ha of woodland, meadow, hedgerow, pond, marsh and river.
- 2.1.7. Hampstead Heath Woods is designated as a Site of Special Scientific Interest (SSSI) and SINC SMI located 2.3km southwest of the site and extends to an area of 16.17ha. Hampstead Heath Woods are an example of long-established woodlands comprising an abundance of old and over-mature trees providing dead wood habitat for a range of species.
- 2.1.8. The site falls into the Impact Risk Zone (IRZ) of this SSSI such that Natural England consider that some developments within this zone have the potential to impact the SSSI in some way. Given the nature of the current proposals for the site not meeting the IRZ criteria for certain developments, impacts are not expected and specific consultation with Natural England is not considered necessary.
- 2.1.9. Overall, the site is considered to be sufficiently removed from the above statutory designations given the intervening land use, the small scale and limited in scope nature of the development proposals whereby significant direct or indirect effect on the features and species of interest is unlikely.
- 2.1.10. **Non-statutory Sites.** The site is located within a non-statutory designated site called Crouch End Playing Fields Complex SINC. Much of the area is playing fields with some areas of woodland containing old pollarded Oaks *Quercus* sp., Silver Birch *Betula pendula*, Sycamore *Acer pseudoplatanus*, Ash *Fraxinus excelsior*, Willow *Salix* sp. and Hornbeam *Carpinus betulus*. The area is known to support a range of birds and invertebrates.
- 2.1.11. Crouch End Playing Fields Complex extends to 14.59ha and is categorised as a 'Site of Borough Importance Grade 1'. SINC's are London's equivalent of Local Wildlife Sites and are designated due to the important habitats they support.

They are provided a high level of protection within the planning system. SINCs are organised via a hierarchy; in order of importance, these are: SMIs, Borough Importance (Grades 1 and 2) and Local Importance (the lowest tier).

- 2.1.12. Shepherds Hill Allotments SINC Site of Local Importance is located 80m south of the site. The area extends to 3.83ha, provides a valuable resource for wildlife and good connectivity to Queens Wood LNR SINC.
- 2.1.13. No adverse effects are anticipated on these habitats and the underlying SINC designation, or any other non-statutory designations in proximity to the site, given the nature of the proposals.

Habitats

- 2.1.14. The following habitat types were identified within the site during the November 2025 UK Habitat Classification survey:
- Modified grassland;
 - Artificial sports pitch;
 - Natural sports pitch;
 - Compost heaps;
 - Buildings;
 - Urban trees;
 - Bramble scrub;
 - Scattered Line of trees;
 - Developed land; sealed surface; and
 - Ground level planters.
- 2.1.15. The locations of these habitats are shown on Plan ECO2 with full descriptions of the habitats included within the previously submitted PEA.
- 2.1.16. The site is predominantly modified grassland, with smaller areas of artificial sports pitches, compost heaps and buildings. The proposals are expected to have a negligible impact on biodiversity within the site and surrounding area with proposals limited to the demolition and renovation of the existing pavilion.

2.2. Protected Species

- 2.2.1. Full details regarding the results of the protected species surveys conducted at the site are provided in the submitted PEA.

Badgers

- 2.2.2. **Legislation.** The Protection of Badgers Act 1992 provides protection to Badgers and their setts.
- 2.2.3. No evidence of Badger was recorded on-site. Suitability is limited to the compost heap to the far north and behind B6 which may provide some potential

for sett building. The remainder of the site, however; is considered negligible for Badgers with limited foraging, frequent management and human activity being likely deterrents. In addition, given the lack of local records, it is considered that Badgers are unlikely to rely on the site.

Bats

- 2.2.4. **Legislation.** Bats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
- 2.2.5. The internal and external inspections of the buildings concluded that building B1 and B2 provides 'Moderate' suitability for roosting bats. Building B6 was found to have 'Low' bat roosting potential. The latter building, however, will not be affected by the development on this site.
- 2.2.6. During the internal survey work within the loft space of building B1 and B2, no direct observations or evidence of bat roosting, such as droppings, staining or scratches were recorded at the time of survey. The building is still nonetheless considered to support 'Moderate' Suitability for roosting bats, with Potential Roosting Features (PRF) recorded on the exterior of the building that could potentially be utilised by roosting bats.
- 2.2.7. Trees T1-T13 were shown to support PRF-I for bats, these trees are located outside the scope of works and will be retained and not affected by the development on this site.

Hedgehogs

- 2.2.8. **Legislation.** Hedgehog *Erinaceus europaeus* is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended). The NERC Act places responsibility upon public bodies to have regard for the conservation of biodiversity in England.
- 2.2.9. No evidence of Hedgehog was recorded on-site. The compost heaps on site provide some foraging and refuge opportunities for Hedgehogs. Habitats immediately adjacent to the site (residential gardens and Crouch End Playing Fields Complex SINC) provide suitable habitat, connecting the site to the surrounding landscape. Occasional site use by this species cannot be discounted.

Other Mammals

- 2.2.10. **Legislation.** Common mammals receive protection under the Schedule 6 of The Wildlife and Countryside Act 1981 (as amended) for which certain methods of killing or taking are prohibited. These include the following small mammals: Hedgehog, Shrews *Soricidae sp.*, Water vole *Arvicola amphibious* and Eurasian Stoat *Mustela ermine*.
- 2.2.11. This also extends to the Animal Welfare Act 2006 and Wild Mammals (Protection) Act 1996 making it an offence to cause unnecessary suffering or fail to meet the needs of vertebrates in captivity.

- 2.2.12. The site provides some limited suitable opportunities for small common mammal species, although it is unlikely any notable species would be reliably utilising the site considering the largely amenity value of the site and limited opportunities for foraging and refuge.

Birds

- 2.2.13. **Legislation.** Section 1 of the Wildlife & Countryside Act 1981 (as amended) is concerned with the protection of wild birds. With certain exceptions, all wild birds and their eggs are protected from intentional killing, injuring and taking; and their nests, whilst being built or in use, cannot be taken, damaged or destroyed.
- 2.2.14. Schedule 1 lists species which are protected by special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
- 2.2.15. The site contains trees which offer some nesting opportunities, with the site as a whole offering some foraging resources along the boundaries. One nest, most likely Feral Pigeon *Columba livia domestica*, was located in the soffit board of building B1. Given the habitats (largely amenity in value) on site, it is not considered likely any notable or designated species would overly rely on the site.

3. Construction Ecological Management Plan (Biodiversity)

- 3.1. This section details the methodologies, timings and prevention measures to be used to minimise disturbance and harm to protected species and other wildlife within and adjacent to the site.
- 3.2. **Risk Assessment of Potentially Damaging Construction Activities**
 - 3.2.1. Potentially damaging construction activities include building demolition, plant machinery and vehicle operation, general construction works, light pollution, dust and surface run-off pollution.
 - 3.2.2. The likelihood of these impacts arising, and their potential severity, is set out in Table 3.1 below, which also includes the measures to be taken to reduce or avoid the risks identified.
 - 3.2.3. Following the implementation of appropriate actions, as set out in Table 3.1 and discussed further below, it is considered that the likelihood and impact severity of identified risks has been reduced to acceptable levels, and, hence, that significant adverse effects on local wildlife within the site would be avoided.

Table 3.1. Risk Assessment of construction activities.

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
Building demolition and vegetation disturbance	Disturbances to habitats (namely woodland, grassland and fringe vegetation).	3	4	All fringe trees and retained vegetation to be untouched and safeguarded in accordance with BS5837: 2012 <i>Trees in Relation to Design, Demolition and Construction - Recommendations</i> . No habitat outside of the red line boundary shall be removed or impacted by construction work.	1	1
	Disturbance to roosting bats and nesting birds	5	5	Roosting Bats. Permitted interim internal works will involve, stripping out existing partitions, building new partitions, raising floorboards, removal of the existing ceiling, new wiring and plumbing, installing cubicles and installing sanitary ware. At the time of writing, a Suitably Qualified Ecologist (SQE) supervised the following permitted internal works: removal of existing partitions and wall boards in February 2026, no signs of roosting bats were recorded. Future internal works will require consultation with the project ecologist where necessary to ensure no likely disturbance or destruction of potential external roost locations. The following precautionary measures should nonetheless be adhered to at all times: • Use of hand tools being mindful of loud noises, dust and vibrations on walls and partitions;	1	1

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
				- When removing materials, checking the undersides prior to stacking/disposal to ensure no bats are clinging to the underside. - If lights are to be used, ensure these avoid identified PRFs on the exterior; and - If in the event a bat is found (or suspected to be found), then the contractor must cease all works and immediately notify the project ecologist for advice. If a bat is in immediate danger, place it in a lidded, ventilated box with some water and seek advice from the project ecologist or if not available from the National Bat Helpline (Tel. 0345 1300 228). Prior to works, contractors will be briefed as to the potential presence of bats. Contractors will be informed of their legal responsibilities and be instructed to seek advice from a licensed bat worker in the event that a bat is uncovered during the work. Two dusk emergence surveys are currently programmed as part of the works. No invasive external works (or works which fall outside the remit of the permitted internal works above) will occur until these surveys have been undertaken (between May and September, at least three weeks apart) and, if required, the site is in receipt of a Natural England European Protected Species (EPS) Mitigation Licence.		

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
				If bat roosts are identified during dusk emergence surveys, a full mitigation and compensation strategy will be provided as part of the EPS licence detailing the scope of works and responsibilities if presence is confirmed. Nesting Birds. Demolition of building, and any fringing vegetation to be impacted, is to be completed outside the nesting bird season (March to August inclusive). Where this cannot be achieved, a nest-check survey for birds should be undertaken by a SQE 24-48 hours prior to removal, with any confirmed nests safeguarded with a 5m buffer and left in situ until the young have fledged. In the event that nesting Feral Pigeons are present in the building scheduled for demolition, the work may need to rely on a Natural England General Licence (GL41).		
Plant, machinery and vehicle operation	Noise disturbance to wildlife within and adjacent to the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works).	4	3	All plant machinery and vehicles are to be fitted with effective exhaust silencers, and to be maintained in good condition and operated in such a way as to minimise noise emissions. Plant noise emissions shall not exceed that set out in the legislation; if any item is suspected of breach, it shall be tested and replaced as necessary.	1	2

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
				The plant will be maintained so that extraneous noise, creaking and squeaking and mechanical vibration is kept to a minimum. Ancillary pneumatic percussive tools are to be fitted with mufflers or silencers of the type recommended by the manufacturers. Machines in intermittent use are to be switched off or throttled down to minimum in intermittent periods. Any machinery / plant will be shut down when not in use. Plant engine covers will be kept in place at all times. All compressors and generators are to be of a super silenced type. Compressors will be fitted with properly lined and sealed acoustic covers and kept closed whenever in use.		
	Noise disturbance to wildlife near the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works).	4	3	All compressors and generators to be of a super silenced type. Compressors will be fitted with properly lined and sealed acoustic covers and kept closed whenever in use. Pumps, generators and compressors to be positioned to cause minimum noise disturbance to wildlife near the site	1	1

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
				(away from the biodiversity protection zone), with temporary acoustic barriers to be provided if necessary. Noise emitting machinery requiring constant running will be housed in a suitable acoustic enclosure.		
	Visual disturbance to wildlife near the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works).	4	5	Hoarding or similar will be provided to offer an opaque barrier between the construction area and SINC. There is, therefore, no likelihood of significant visual disturbance during general construction activity.	1	1
General construction works activities	Noise and visual disturbance to wildlife within or adjacent to the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works).	3	2	All reasonable practical means shall be employed to keep noise to a minimum. Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials to keep noise to a minimum. No part of the works or maintenance of the plant will be carried out in such a way as to cause unnecessary noise or vibration.	1	1
Construction lighting installation	Disturbance to Badgers, bats, birds and other wildlife adjacent to the site and nearby designated sites.	4	3	Personnel will ensure all unnecessary lights are switched off each night and there will be no construction lighting outside of working hours and all lights are switched off one hour before sunset.	1	1

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
	(Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works.)			Security and construction lights to be orientated away from boundaries of the site, particularly the southern and western boundary, and never aimed upwards to avoid potential disturbance to nocturnal species and minimise light pollution. The lighting during construction will have due regard for bats in reference to Bats and Artificial Lighting at Night ILP Guidance Note GN08/23. As part of the lighting design, consideration will be given to the lighting of off-site woodland and edge habitats around building B1 and B2. Specifically, the lighting design will avoid any light spillage allowing habitats such as woodland to remain dark. Construction lighting should have no ultraviolet lighting, utilise warm white LEDs (not to exceed above one lux), low pressure or sodium spectrum lights, in conjunction with directional downlights.		
Dust	Pollution deposits on vegetation, adjacent to the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works.)	3	3	Best standard practice guidelines in respect to pollution will be followed, including dampening the ground before clearing on dry days and dampening methods for dust producing activities where necessary. Vehicles will keep to the site speed limit to prevent dust becoming airborne. Wheel washing will be used where necessary by all construction vehicles entering and leaving the site. Barrier scrim will be fitted to all site fencing that protects the biodiversity protection zones' northern extent from the off-site woodland (see Plan ECO3). This will absorb the majority of dust from adjacent construction work as well as providing visual screening of retained habitats.	1	1

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
				These barriers will remain in place throughout the construction period except by agreement from an SQE.		
Surface run-off	Pollution of habitats nearby or connecting with the site and nearby designated sites (Crouch End Playing Fields Complex SINC and Queen's Wood LNR during works).	3	4	Appropriate refuelling and fuel storage areas will be established, in addition to a perimeter from the boundaries within which these areas shall not be established. Designated areas for storage should be on impermeable surfaces and away from the protection zone. Standard spill prevention measures will be used throughout the pre-construction and construction, including safe storage of all chemicals in a secured designated area well away from retained habitats. Spill kits on-site are to be used as required with substrate (sand). Once used, they are to be disposed of in accordance with best practice guidelines. Silt traps will be placed across the site to address potential surface run-off and laden silt within these checked and replaced regularly. Any contaminated waste, including hazardous waste, will be dealt with in accordance with the current regulations, and a specialist contractor with the required waste licences will be used for removal.	1	1

3.3. Identification of Biodiversity Protection Zone

- 3.3.1. The biodiversity protection zone will be established for protection in order to safeguard off-site habitats from the adverse effects of the construction phases (see Plan ECO3).
- 3.3.2. No vehicle movements or storage of materials will be permitted in these areas without further discussion and agreement from an ecologist. The biodiversity protection zone will remain in place for the duration of the construction works.
- 3.3.3. Remediation activities within the protection zone will be permitted only after agreement with an SQE.

3.4. Measures to Avoid / Reduce Impacts during Construction

Designated sites

- 3.4.1. A biodiversity protection zone has been established in order to control noise, dust, light and runoff to safeguard the adjacent Crouch End Playing Fields Complex SINCE and Queen's Wood LNR during works.

Badgers

- 3.4.2. The following measures should be followed throughout the construction phase of the development:
 - Tools and loose materials will be stored in an appropriate container to reduce the risk of Badgers accessing the site and injuring themselves;
 - Materials should be stored in a storage container in order to avoid the chance of Badgers coming onto site and potentially injuring themselves;
 - Fires and chemicals should not be used; and
 - Any open pipework greater than 150mm outside diameter should be capped off at the end of each working day.

Bats

- 3.4.3. Permitted interim internal works will involve, stripping out existing partitions, building new partitions, raising floorboards, removal of the existing ceiling, new wiring and plumbing, installing cubicles and installing sanitary ware. No evidence of bats utilising the loft space or interior of building B1 and B2 was recorded; therefore, no ecologist is required to oversee the works. The following precautionary measures should nonetheless be adhered to at all times:
 - Use of hand tools being mindful of loud noises, dust and vibrations on walls and partitions;
 - When removing materials, checking the undersides prior to stacking/disposal to ensure no bats are clinging to the underside.

- If lights are to be used, ensure these avoid identified PRFs on the exterior; and
 - If in the event a bat is found (or suspected to be found), then the contractor must cease all works and immediately notify the project ecologist for advice. If a bat is in immediate danger, place it in a lidded, ventilated box with some water and seek advice from the project ecologist or if not available from the National Bat Helpline (Tel. 0345 1300 228).
- 3.4.4. Prior to works, contractors will be briefed as to the potential presence of bats. Contractors will be informed of their legal responsibilities and be instructed to seek advice from a licensed bat worker in the event that a bat is uncovered during the work.
- 3.4.5. No external works (or works which fall outside the remit of the permitted internal works above) will occur until emergence surveys have been undertaken (between May and September, at least three weeks apart) and if required the development is in receipt of a Natural England EPS Mitigation Licence.
- 3.4.6. If bat roosts are identified during further emergence surveys, future invasive works affecting the external roosting features and roof structures of B1 and B2 will require a Natural England EPS Mitigation Licence. A full mitigation and compensation strategy will be provided as part of the licence application detailing the scope of works and responsibilities.
- 3.4.7. Lighting during construction and operational phases of the development should adhere to the Bat Conservation Trust and Institute of Lighting Professionals (ILP) Artificial Lighting at Night Guidance Note 08/23² to reduce lighting impacts on bats. Any lighting outside of construction working hours within the site will be switched off one hour before sunset to limit disturbance for these nocturnal species, as well as avoidance of direct lighting and limiting light spillage towards the biodiversity protection zone.

Hedgehogs

- 3.4.8. If in the event a Hedgehog is found during construction works, the Hedgehog should be carefully placed in a lidded box (with air holes and vegetation cover) and safely translocated to an area of retained vegetation or within off-site woodland to the east away from construction areas.

Other Mammals

- 3.4.9. General regard to other mammals following standard practise to avoid unnecessary harm and distress when undertaking site clearance works. Follow the same methodology as described for Hedgehogs.

² Bats Conservation Trust (2023) - *Bats and Artificial Lighting at Night ILP Guidance Notes GN08/23*

Birds

- 3.4.10. During the construction demolition should take place outside the nesting season (March to August inclusive) to avoid a potential offence under the legislation. Where this cannot be achieved, a nest-check survey for birds should be undertaken by an SQE 24-48 hours prior to demolition, with any confirmed nests safeguarded with a 5m buffer and left in situ until the young have fully fledged.

Standard Working Practises

- 3.4.11. The biodiversity protection zone will be indicated by warning signs along the edge of the protection zone and notices will be posted to reiterate precautions that will be taken to limit noise and light spill, which are applicable within the whole site and laid out in the above risk assessment table. Additional precautions should be taken in respect of dust, fire risks and surface run-off; to avoid any impact on the adjacent habitats and these will also be posted on the notices.
- 3.4.12. Timing of the lighting within the biodiversity protection zone will be limited to the time of day within which the construction works take place, after which the lights in this area will be turned off. Lighting outside construction working hours within the rest of the site will be turned off one hour before sunset.
- 3.4.13. Noise and vibration levels will be kept to a strict minimum using the precautions set out in the risk assessment above, and any activities producing sudden loud noise or vibration bursts or elevated noise levels associated with the construction works, will only be undertaken outside the breeding bird season (i.e. such activities permitted outside 1 March to 31 August and 1 October to 29 February inclusive), to avoid effects on nesting birds and mammals such as Badgers.
- 3.4.14. Any operations which produce dust will be undertaken using machinery, equipment and techniques that will ensure that any dust emissions are minimised at all times. Any brick cutting shall take place within the compound area, away from the biodiversity protection zone. During periods of dry weather, the access road leading into site and work areas within the development area will be dampened down to reduce dust arising from site works and vehicle movements. The dampening down shall be sufficient to ensure material remains damp but not excessive to cause surface run-off. If any lateral movement of water from the dampening down exercise is noted, frequency and intensity of dampening down measures shall be immediately reduced.
- 3.4.15. Standard best practice measures and guidance in regard to pollution, particularly dust³ and surface run-off, will be adhered to at all times across the site. Relevant Environment Agency and Internal Drainage Board (IDB) permits will need to be obtained where necessary. This shall include the installation of a temporary silt barrier between the work area and the site boundaries and surrounding the biodiversity protection zone, where deemed necessary. Silt

³ Holman et al (2014). IAQM Guidance on the assessment of dust from demolition and construction. Institute of Air Quality Management, London.

traps shall be created along the potential pathways of any surface run-off, likely to be the access road. The silt traps are to be constructed of straw bales or silt fencing, to collect any accidental surface run-off and laden silts therein. The silt traps are to be reviewed on a weekly basis and as required, replaced with fresh material to ensure adequate absorption capacity remains. Materials of the silt trap are to be removed from site in a manner to minimise potential pollution.

- 3.4.16. The refuelling of vehicles and plant will be restricted to a designated location with an impermeable base, well away from the biodiversity protection zone. A spill kit with dry sand, earth or commercial products is to be kept at all times at the refuelling location for immediate use if a spillage occurs. In the event of a spillage, sand to be used as soon as noticed, with the site manager immediately informed. Once the sand has been used to absorb the spillage this shall be swept up and disposed of. No hosing down of spill site should occur, to limit surface run-off.
- 3.4.17. Waste arising from the works will be stored within skips stored with lids within the site compound area. The skips will be replaced on a regular basis to ensure capacity remains available at all times.
- 3.4.18. All construction materials will be stored away from sensitive boundaries or within an enclosed site compound area. Only inert material will be stored within the open compound area including bricks, timber and sand will be stored within the compound area.
- 3.4.19. Cement, mortars, fuel, paints and other chemicals or solvents will be securely stored internally within the dedicated compound area away from the site boundaries in a secure unit.
- 3.4.20. Waste arising from the proposed works will be disposed of as per standard construction practice.
- 3.4.21. The amount of waste material on site should be reduced as far as reasonably practical through waste minimisation, reuse and recycling. No waste will be burnt on site; this will also reduce risk of air pollution and the potential for fires to establish on site and adjacent areas.
- 3.4.22. Special or hazardous wastes will not be mixed with general site waste and will be kept in a secure location aware from sensitive environmental receptors. Care shall be taken to ensure that stored liquid waste does not permeate into the ground.
- 3.4.23. A Fire Management Plan shall be produced and centred around both reducing the risk of fires and also methods to address any fires that occur. Such methods will encompass all 'hot work', with portable fire extinguishers provided close to places of work. Storage and management of flammable and hazardous liquids / material shall also be subject to stringent protocol according to current guidance. The principal contractor shall appoint a fire marshal / coordinator to ensure daily assessment of fire risk and control are provided; these should reflect any prevailing weather conditions which result in a heightened fire risk.

- 3.4.24. All staff working on site will be briefed and be made aware of issues associated with the site and appropriate noise, vibration and lighting levels as part of their induction process and will be instructed on the best use of plant machinery as appropriate to produce minimum vibration and noise levels, whether through squeaking or creaking. A reminder will also be given during the induction to promptly switch off any machinery and lights when not in use.
- 3.4.25. Signs will be installed in appropriate locations with a reminder to switch off all machinery and lights when not in use, and to ensure noise and vibration is overall kept to a minimum.

3.5. Location and Timing of Sensitive Works to Avoid Harm to Biodiversity Features

- 3.5.1. Any clearance of log piles or other Hedgehog / mammal shelter features will be subject to inspection by the SQE to ensure that Hedgehogs and mammals are absent. In the event that an individual is encountered, it will be carefully placed in an appropriate lidded box and immediately removed to an area of suitable habitat at the margins of the site away from working areas and roads.
- 3.5.2. In order to avoid a possible offence, any bird nesting habitat will be cleared outside the nesting bird season (March to August inclusive) or within this time only following a nesting bird check undertaken by an SQE.
- 3.5.3. If, during the construction works, any further evidence of protected species (including, but not limited to, Badgers, bats, Hedgehogs and nesting birds) are found on-site, work must stop, and Ecology Solutions be contacted immediately.
- 3.5.4. Should works be necessary within the biodiversity protection zone then discussions with the appointed ecologists and project manager shall be completed to ensure any permitted works are sensitive to the adjacent habitats and species. Only following an agreed strategy for the work to be done shall they be completed.

3.6. Working Hours

- 3.6.1. During the period of demolition and construction, reasonable endeavours will be taken to ensure that no power operated machinery shall be operated on, or deliveries made to or from the site before 08:00 hours and after 18:00 hours on weekdays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

3.7. Requirements for Ecologists During Construction

- 3.7.1. An ecologist will be present on-site during any external building demolition works where protected species may be present as agreed with the project and site managers. An ecologist would also be required during any necessary building demolition and removal of bird nesting habitat during the nesting season. There is no requirement for a daily presence on-site, however, though Ecology Solutions will be available to the site manager and relevant personnel for advice as and when necessary.

3.8. Responsible Persons and Lines of Communication

- 3.8.1. The site manager, as appointed by North London Cricket Club, will be responsible for the implementation of this CEMP (Biodiversity) throughout the construction phase. The site manager appointed prior to construction works commencing will be responsible throughout the construction stage. Ecology Solutions, or another appointed professional ecologist, will have responsibility for the delivery of mitigation measures as set out in this document, under instruction from North London Cricket Club during remediation and construction. North London Cricket Club will be able to contact Ecology Solutions for advice at any time. Ecology Solutions' staff will attend the site to discuss matters as and when required to do so. A copy of this document will be kept on-site and form part of the site induction.

3.9. Role and responsibilities of Ecological Clerk of Works

- 3.9.1. As noted above, there will not be a requirement for an SQE to be present on a daily basis.
- 3.9.2. The SQE will be present to oversee:
- demolition works of any building with roosting bats, under a secured Natural England Mitigation licence (if required);
 - any necessary removal of bird nesting habitat;
 - any removal of habitat suitable for sheltering Hedgehogs; and
 - other matters as discussed and agreed between the site manager and Ecology Solutions.

3.10. Protective Fences, Exclusion Barriers and Warning Signs

- 3.10.1. Protective fencing will delineate the construction zone. Warning signs and notices will be posted on the fencing to reiterate precautions that will be taken to limit noise and light spill, which are applicable within the whole site and laid out in the above risk assessment table.
- 3.10.2. Tree Root Protection Areas (RPA) and bat potential trees will be safeguarded through fencing complying with the British Standard (see Plan ECO3). Trees identified as supporting roosting features for bats will be safeguarded from further works.
- 3.10.3. Signs will be installed in appropriate locations with a reminder to switch off all machinery and lights when not in use and to ensure noise is overall kept to a minimum.
- 3.10.4. The above procedures will be followed according to the guidance set out and an ecologist consulted on any issues.

4. Summary and Conclusions

- 4.1. Ecology Solutions was commissioned in March 2026 by North London Cricket Club to complete a CEMP (Biodiversity) for the Cricket Club (see Plan ECO1).
- 4.2. The CEMP is required to discharge planning condition 4 for the Proposed Development outlined by Haringey Council (Planning application ref: HGY/2025/3278). The condition wording is as follows:

Prior to the commencement of development, a CEMP proportionate to the scale of the works shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- storage of building materials, plant and equipment;
- construction access and contractor parking;
- proportionate dust, noise, light and runoff controls;
- measures to avoid disturbance to breeding birds and bats, including seasonal timing or checks by a qualified ecologist;
- how two dusk-emergence bat surveys (to be undertaken between May and September, at least three weeks apart) have been carried out or have been arranged and programmed as part of the works, and if the presence of roosting bats is confirmed necessary measures will be taken to avoid harm, including obtaining a licence from Natural England prior to the commencement of any such works.

The development shall thereafter be carried out in accordance with the approved CEMP.

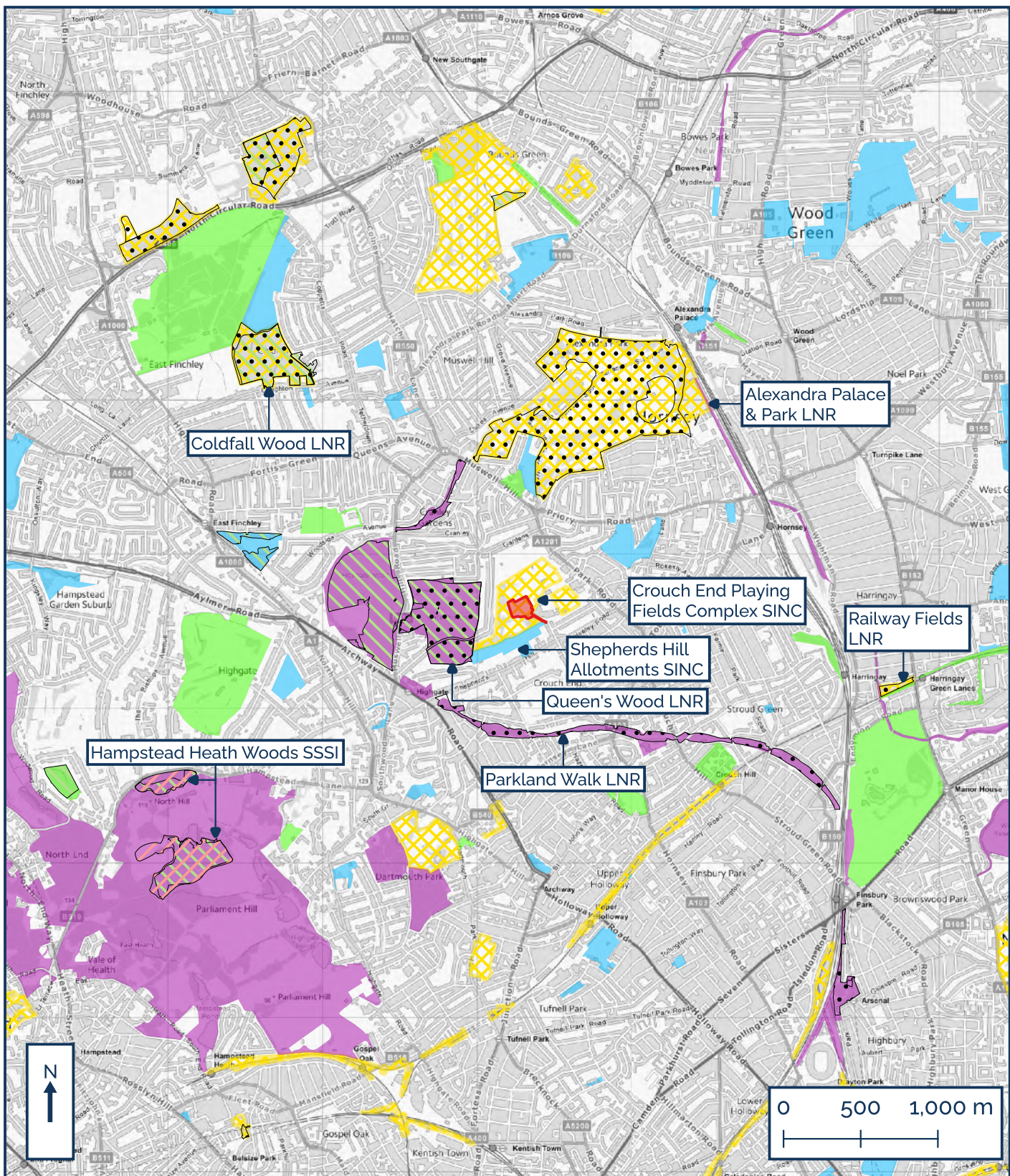
Reason: To ensure the safe and orderly implementation of the development and to protect local amenity, ecological features and the adjacent public footpath, in accordance with London Plan Policy T7, DPD Policies DM1 and DM19, and the NPPF.

- 4.3. The measures detailed in this report specify the means by which significant disturbance on the ecological interest of the site and its environs would be avoided or reduced to acceptable levels.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL NATURE RESERVE (LNR)
- SITE OF METROPOLITAN IMPORTANCE
- SITE OF BOROUGH IMPORTANCE GRADE 1
- SITE OF BOROUGH IMPORTANCE GRADE 2
- SITE OF LOCAL IMPORTANCE
- ANCIENT AND SEMI-NATURAL WOODLAND



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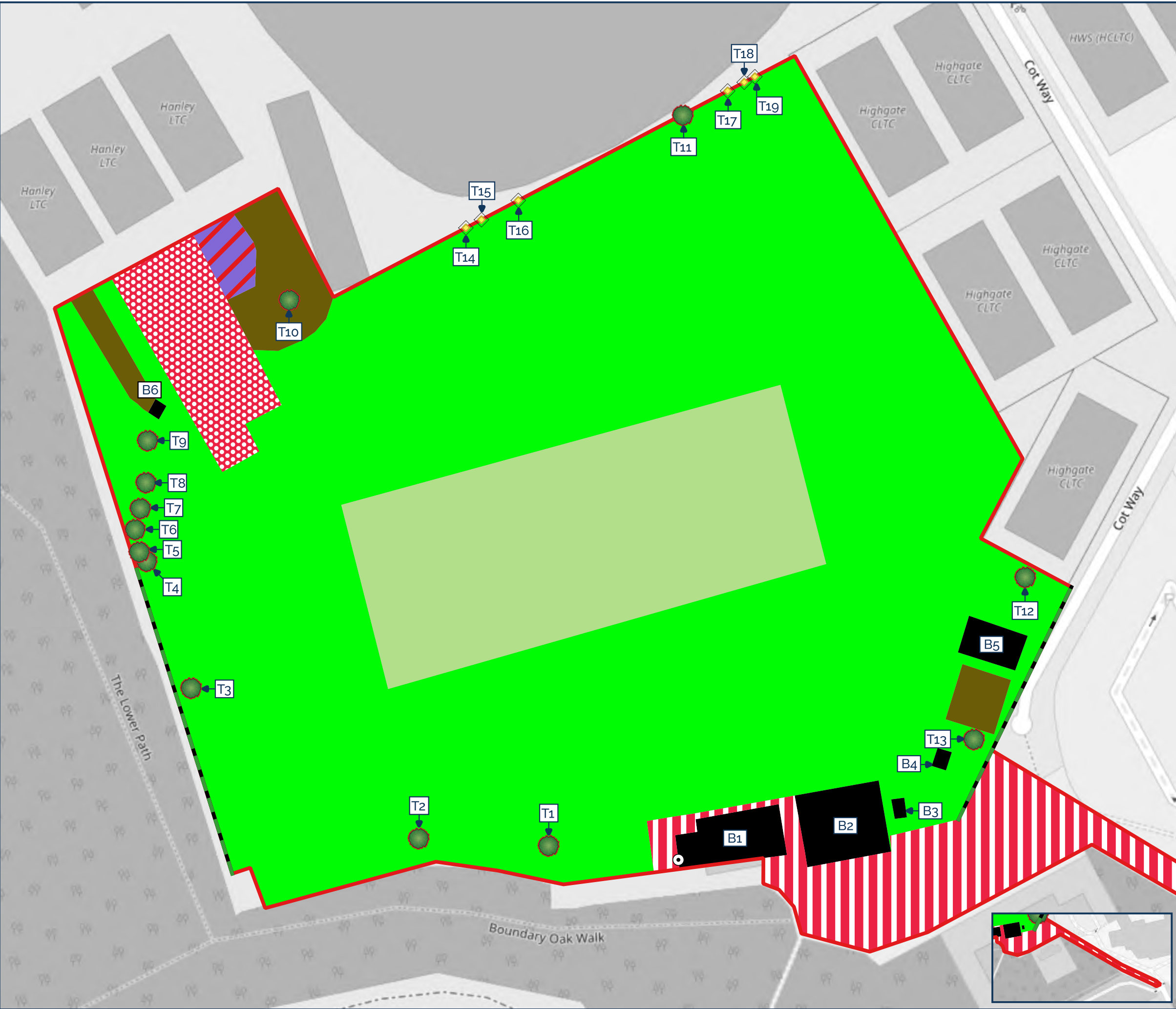
PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS

Rev: B
Mar 26

PLAN ECO₂

Ecological Features

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- KEY:**
- SITE BOUNDARY
 - MODIFIED GRASSLAND
 - NATURAL SPORTS PITCH
 - ARTIFICIAL SPORTS PITCH
 - BUILDINGS
 - COMPOST HEAPS
 - BRAMBLE SCRUB
 - DEVELOPED LAND, SEALED SURFACE
 - GROUND LEVEL PLANTERS
 - LINE OF TREES
 - ◆ SMALL URBAN TREES
 - BAT POTENTIAL TREES
 - BIRD NESTING MATERIAL



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PLAN ECO2: ECOLOGICAL
FEATURES

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Mar 26

PLAN ECO₃

Ecological Constraints





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