



Preliminary Ecological Appraisal

Assunnah Islamic Centre, 565a High Road, N17 6SB

Assunnah Islamic Centre

13 March 2026

Project Information	
Title	Preliminary Ecological Appraisal
Job Code	95002
Sector	Environment
Report	EC
Client	Assunnah Islamic Centre
Revision	A
Status	Final
Date of Issue	13 March 2026

Revision History					
Revision	Date	Author	Reviewer	Approver	Status
A	13 March 2026	EB	NB	SC	Final

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1 Introduction

1.1 Overview

Assunnah Islamic Centre ('the client') is seeking consent for a proposed development at Assunnah Islamic Centre, 565a High Road, N17 6SB Grid Reference TQ 33838 90330 (hereafter referred to as the 'potential development site'), which falls under the administrative authority of London Borough of Haringey.

Aval Consulting was commissioned in February 2026 to carry out a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of the site. A PEA and PRA were undertaken in February 2026 consisting of an extended Phase 1 Habitat Survey and desk study, following the BCT Guidelines (Collins 2023), Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2017) guidelines and using UK Habitat Classification Version 2.0 codes (UK Hab, 2023).

The scope of work to be undertaken is as follows:

- Demolition of the existing two storey barn (B1) and building (B2)
- Retention, refurbishment, and adaptive reuse of Locally Listed Building (B3)
- Construction of new buildings to improve capacity, flexibility, and community service provision

Due to the small scale of works and distance from statutory sites, it was considered that international and national statutory designated sites would not be impacted by the proposal.

Habitats recorded onsite include buildings and developed land sealed surface.

The habitats listed above, and features recorded within the site contain habitats suitable for supporting nesting birds. However, no other protected species will be impacted.

Further bat surveys are recommended for priority or protected species. Guidance has also been provided to avoid impacts upon habitats and species including precautionary methodologies, and a number of enhancements have been suggested.

1.2 Objectives

- To survey and determine the ecological value of the site according to the JNCC (Joint Nature Conservation Committee), (2010), Handbook for Phase 1 habitat survey;
- Assess site suitability for protected species;
- To consider impacts to all habitats immediately adjacent to the site;
- To consider potential impacts to local statutory and non-statutory site either within 1km or for European level designations, a buffer deemed as appropriate by the relevant Planning Authority; and
- To assess the suitability of the proposed development site in terms of existing ecological factors.

1.3 Legislation

Protected species, as referred to within this report, are taken to be those protected under European Legislation (Conservation of Habitats and Species Regulations 2017, as amended, and UK legislation (Wildlife and Countryside Act 1981; Protection of Badgers Act 1992); and those of principle importance in England as listed in Section 41 of the NERC Act (2006).

The National Planning Policy Framework (NPPF) December 2024 places responsibility on Local Planning Authorities (LPAs) to aim to conserve and enhance biodiversity in and around developments. Of particular relevance are the following paragraphs:

Paragraph 174 of the NPPF states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:/... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

Paragraph 179 of the NPPF states that:

“To protect and enhance biodiversity and geodiversity, plans should:/... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Paragraph 180 of the NPPF states that:

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity 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;

b) 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 normally 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;

c) 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 reasons¹ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 181 of the NPPF also states that potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are to be afforded the same

protection as designated Special Protection Areas, Special Areas of Conservation and Ramsar sites.

The NPPF is also complemented by the Circular 06/2005: Biodiversity and Geographical Conservation – Statutory Obligations and Their Impacts Within The Planning System (Office of the Deputy Prime Minister, 2005). Paragraph 99 states that “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”

Section 40 of the NERC Act requires every public body to “have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. Biodiversity, as covered by the Section 40 duty, is not confined to habitats and species of principal importance but refers to all species and habitats. However, the expectation is that public bodies would refer to the Section 41 list (of species and habitats) through compliance with the Section 40 duty. Appendix V details legislation which protects species and groups relevant to the site.

The Environment Act 2021 includes a target to halt the decline of nature by 2030, and mandates Biodiversity Net Gain for developments. BNG is an approach to development whereby biodiversity is left in a measurably better state post-development than it was before the development occurred. Schedule 14 of The Act makes provision for grants of planning permission in England subject to the attainment of a biodiversity gain of at least 10%. The Act also states that references to the biodiversity value of any habitat or habitat enhancement are calculated in accordance with the biodiversity metric, as published by the Secretary of State (Defra).

1.4 Local Policy

London Borough of Haringey outline their Biodiversity policies within the Haringey’s Local Plan Strategic Policies Adopted March 2013:

Policy SP13: Open Space and Biodiversity

New development shall protect and improve Haringey’s parks and open spaces. All new development shall:

- Protect and enhance, and when and where possible, extend the existing boundaries of the borough’s Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council’s Open Space and Recreational Standards Supplementary Planning Document (SPD);
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;

- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and
- Conserve the historic significance of the borough's designated historic parks and gardens.

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the Haringey Green Grid projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites; and
- Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.

New development shall provide opportunities for Children's Play Space by: ▪ Protecting and enhancing existing play spaces;

- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Provide children's informal or formal play space to meet minimum of 3m² as set out in the Council's Open Space Standards SPD and an aspirational target of 10m² as set out in the Mayor's SPG Providing for Children's and Young People's Play and Informal recreation;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community; and
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will need to demonstrate:

- That the potential for play spaces for a range of outdoor activities and across different age groups can be provided on off-site open space(s) which already exist and which are close to the application site;
- They're working with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities; and
- How they will secure new open spaces and SINC's, through identifying and securing funding to purchase and enhance such sites in areas of deficiency, such that there is a net increase in provision.

1.5 Protected Species Legislation

Bats

All European species of bats are listed on Annex IV of the EC Habitats Directive as being in need of "strict protection". This is implemented in Britain under The Conservation of Habitats and Species Regulations 2017 (as amended). All British bats are included on Schedule 5 of the WCA 1981 (as amended) and the whole of Section 9 of The Act applies to European bat species.

In England, licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Habitats Regulations 2010 (as amended). This includes all developments, regardless of whether they require planning permission.

In summary, the above legislation collectively prohibits the following:

- Deliberately or recklessly capturing, injuring, taking or killing of a bat;
- Deliberately or recklessly harassing a bat;
- Intentionally or recklessly disturbing a bat in its place of rest (roost), or which is used for protection or rearing young;
- Deliberately or recklessly damaging, destroying or obstructing access to any resting place or breeding area used by bats;
- Deliberately or recklessly disturbing a bat in any way which is likely to significantly affect the local population of the species, either through affecting their distribution or abundance, or affect any individual's ability to survive, reproduce or rear young; and
- Possession or advertisement/sale/exchange of a bat (dead or alive) or any part of a bat.

Great Crested Newts

Great crested newts are protected under European and British law, having the same level of protection as bats. Licences are issued by Natural England for any action that may compromise the protection of these species, under The Conservation of Habitats and Species Regulations 2010 (as amended). This includes all developments, regardless of whether or not they require planning permission.

Badger

The species is protected under the Protection of Badgers Act 1992, which makes it an offence to:

- Knowingly kill, capture, injure or disturb any individual;
- Intentionally damage or destroy a badger sett, or any part thereof;
- Obstruct access to an area which is used for breeding, resting or shelter; and
- Disturb a badger while it is using any place used for breeding, resting or shelter.

Water Vole

Water voles are protected under the Wild Mammals (Protection) Act 1996 and Schedule 5 of the WCA 1981 (as amended). This makes it an offence to:

- Intentionally kill, injure or take water voles;
- Possess or control the species;
- Damage or destroy any place used by water vole for shelter or protection;
- Disturb water vole while they occupy such places of shelter;
- Sell, possess or transport water vole for the purpose of sale; and
- Advertise the buying or selling of water vole.

Otter

Otter are protected under European and British law. The species is listed under Annex and IV of the Habitats Directive, which is implemented in Britain under The Conservation of Habitats and Species Regulations 2010 (as amended). Otters are also protected under Schedules 5 and 6 of the WCA 1981 (as amended), The Wild Mammals (Protection) Act 1996 and are listed as a priority species in Appendix II of the Bern Convention.

Reptiles

Common reptiles (grass snake, adder, common lizard and slow worm) receive partial protection under the WCA 1981 (as amended), which makes it an offence to:

- Intentionally or recklessly kill or injure these species; and
- Sell, offer or advertise for sale, possess or transport for the purposes of sale these animals, whether alive or dead, or any part thereof.

In addition, smooth snake and sand lizard are listed on both the WCA 1981 and the Conservation (Natural Habitats, & c.) Regulations 2017 (as amended), which makes it an offence to:

- Intentionally or recklessly kill or injure these species;
- Intentionally or recklessly damage or destroy any place used by these species for shelter, protection, resting or breeding; and

- Intentionally or recklessly obstruct access to any place used for shelter, protection, resting or breeding by these species

Dormouse

Hazel Dormice receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981 which makes it an offence to:

- Deliberately capture, injure or kill a dormouse;
- Deliberately disturb dormice;
- Damage or destroy a breeding site or resting place of a dormouse
- Obstruct access to any structure or place which a dormouse uses for shelter or protection; or
- Disturb a dormouse while occupying a structure or place which it uses for shelter or protection

2 Methodology

To achieve the objectives outlined in Section 1.2, a desktop study was completed followed by a site visit.

2.1 Desktop Study

The Multi Agency Geographic Information for the Countryside (MAGIC) website and Ancient Woodland Inventory website (online) was accessed on the 18th of February 2026 and used to obtain information regarding the:

- Presence of statutory designated Sites of international importance within 10km (Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation or Ramsar Sites)
- Presence of statutory designated Site of national importance within 1km. (Local Nature Reserves, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, National Nature Reserves, or biosphere reserves)
- Presence of Impact Risk Zones (IRZs) within 1km associated with Sites of Special Scientific Interest.
- Presence of Ancient Woodland and Priority Habitats within 1km.
- Presence of waterbodies within 500m of the Site boundary in respect of great crested newts (*Triturus cristatus*) and other amphibian species.
- Previously granted European Protected Species (EPS) mitigation licenses within 1km; and
- Great crested newt (GCN) class survey license returns (England only) and pond survey data within 500m.
- Online aerial imagery was analysed to provide an indication of the overall land use patterns and connectivity within the immediate and wider landscape.
- Presence of ancient or veteran trees within 50m of the site

No prior ecological surveys or reports concerning the site, or adjacent sites, have been reviewed in relation to this report.

2.2 Phase 1 Habitat Site Survey

A walkover of the Site was carried out by Natalie Boote ACIEEM and Evan Browne MSc Ecology and Conservation. Natalie has over 10 years' experience in carrying out field surveys and holds a Level 2 bat licence and Level 1 GCN Licence.

The survey was undertaken at 10:30 on 3rd March 2026. The temperature was recorded as 12°C, with partial cloud cover, sunny and fine, dry weather conditions.

This PEA has been produced in accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b) and Guidelines for Ecological Report Writing (CIEEM, 2017a). Vegetation was classified and mapped using the UK Habitat Classification (UKHab) system and habitat descriptions (UKHab Ltd., 2023) Version 2.1.

The buildings on site were assessed for roosting bat suitability in accordance with the Bat Conservation Trust (BCT) best practice guidance (Collins, 2023). This includes a search of the external elevations for evidence of bats such as droppings and urine staining and potential roosting features such as lifted tiles and fascia. The equipment used during the PRA of the building includes a recording form, a camera, binoculars, high powered torch and endoscope. An internal inspection was also undertaken for evidence of bats such as droppings and any access opportunities for bats using a high-powered torch. The buildings roosting bat suitability is scored as either none, negligible, low, medium, high or confirmed in accordance with the BCT criteria, which determines the necessary further survey requirements.

A photographic record of the site was taken during the site visit. A selection of images is provided in Section 3.2 of this report.

2.3 Limitations

The results of the survey and assessment work undertaken by Aval Consulting Group are representative at the time of surveying.

This document does not contain a comprehensive list of botanical species on site. Only plant species characteristics of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of year and so some plant species may have gone undetected.

Any third party and external data sources used may vary due to the quality and scale, the supporting information used to define locations/boundaries and sensitivity of the data itself. Aval Consulting Group cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.

3 Results

3.1 Desktop Study

The following section sets out the existing conditions in relation to ecology for the proposed re-development. Relevant ecological information is available from several sources including local, regional, and national ecological reports and websites. For the purpose of this assessment, some data has been obtained from Defra-provided geographical sources.

3.1.1 Site Location

The development site surveyed is approximately 0.06 hectares in area and is located in an urban area at Assunnah Islamic Centre, 565a High Road, N17 6SB.

The site is currently used for an Islamic Centre.

Immediate surrounding habitats include commercial buildings, roads, and train tracks with associated tree-line. Figure 1 and Figure 2 below shows the site location highlighted in red and the surrounding area.



Figure 1. Near view of site showing immediate surroundings (Source: QGIS 2026)

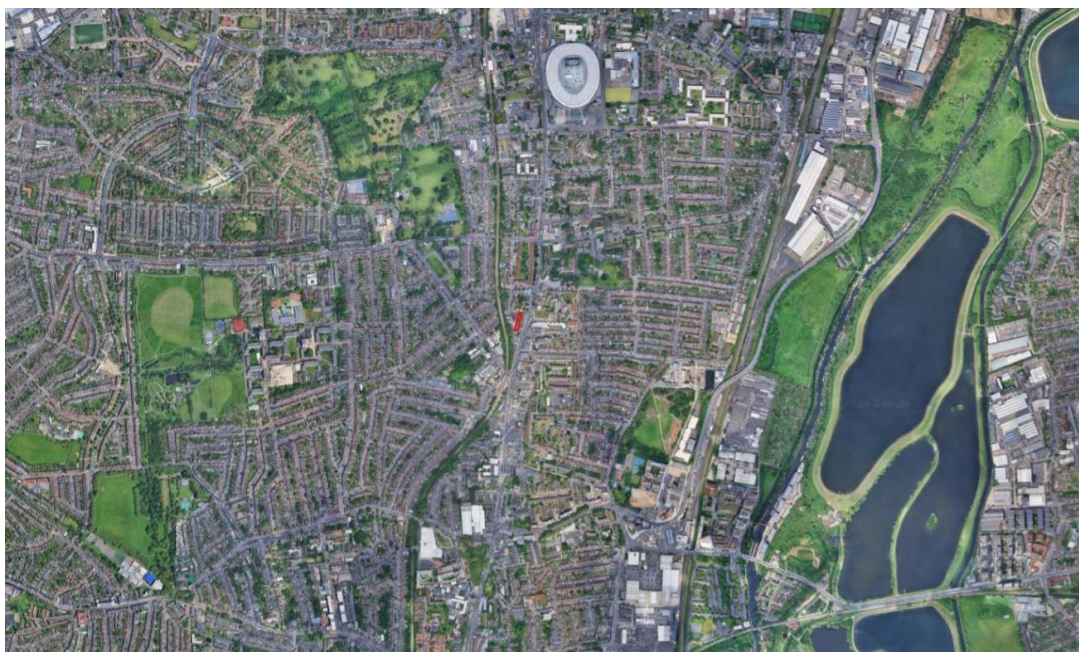


Figure 2. Far view of the site within a landscape context (Source: QGIS 2026)

3.1.2 Internationally Designated Sites

A search for internationally designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), and RAMSAR sites was conducted within a 10km radius of the site. This search identified one SAC (Epping Forest), one SPA and Ramsar (Lee Valley), and five SSSI (Walthamstow Reservoirs, Walthamstow Marshes, Chingford Reservoirs, Epping Forest, and Hampstead Heath Woods) within 10km of the application site.

Table 1. Summary of the designated sites within a 10km radius of the application site.

Site Name	Central Grid reference	Designation	Reason for Designation	Distance and Direction from Site
Lee Valley	TQ34788887	SPA and Ramsar	Presence of Bittern, <i>Botaurus stellaris</i> , Gadwall, <i>Mareca strepera</i> , and Shoveler, <i>Spatula clypeata</i> .	1.2km east
Epping Forest	TQ39249074	SAC and SSSI	Presence of Stag beetle, <i>Lucanus cervus</i> . One of a few remaining large-scale examples of ancient wood-pasture in lowland Britain	5km east

3.1.3 Nationally and Locally Designated Sites

A search for national and locally designated sites within a 1km radius of the site was conducted using MAGIC Maps. This search identified no statutory sites and no non-statutory sites within 1km of the application site.

3.1.3. Priority Habitat Inventory (PHI) and Ancient Woodland

The 1km data search using MAGIC maps involved a search for any Priority Habitat Inventory (PHI) habitats and ancient woodland. No PHI habitats or areas of ancient woodland were recorded on, or adjacent to, the site. However, two traditional orchards and 32 patches of PHI deciduous woodland were located within 1km of the site.

Table 2. Summary of the Priority Habitat Inventory (PHI) habitats and areas of ancient woodland located within a 1km radius of the application site.

Priority Habitat	Number of areas within 1km radius	Location of closest area
Traditional Orchard	2	0.3km northwest of site
Deciduous Woodland	32	0.4km northwest of site

3.1.4. Protected and Notable Species

The MAGIC maps 1km data search involved a search for any granted European Protected Species (EPS) Licences. MAGIC revealed no EPS Licence within 1km of the site. Further bat records were requested and the following information below was provided.

Table 2. Summary of a Bat Data Search Requested for Assunnah Islamic Centre, Prepared by Dave Ritchie, eCountability Ltd, Report ref 27400dr_bats.

Species	Number of Records Onsite	Distance (m) to Nearest Record, including Date occurred	Type of Roost	Date of most recent record	Direction from Site of most recent record
Common Pipistrelle, <i>Pipistrellus pipistrellus</i>	0	385 W, 26/06/09	Roost	19/05/21	W
Myotis Bat species, <i>Myotis</i>	0	867 W, 19/05/21	Roost	19/05/21	W

Species	Number of Records Onsite	Distance (m) to Nearest Record, including Date occurred	Type of Roost	Date of most recent record	Direction from Site of most recent record
Nyctalus Bat species, <i>Nyctalus</i>	0	867 S, 19/05/21	Roost	19/05/21	W
Pipistrelle Bat species, <i>Pipistrellus</i>	0	890 N, 02/10/22	Roost	02/10/22	N
Bat, <i>Chiroptera</i>	0	1175 E, 28/08/24	(didn't state specifically, but did not hold any breeding records nor mention maternity)	30/08/24	SE
Daubenton's Bat, <i>Myotis daubentoniid</i>	0	1175 E, 28/08/24	Roost	30/08/24	SE
Soprano Pipistrelle, <i>Pipistrellus, pygamaeus</i>	0	1212 W, Aug 2008	Roost	12/10/17	SE
Serotine, <i>Eptesicus serotinus</i>	0	1218 E, 05/08/97	Roost	23/08/09	SE
Noctule, <i>Nyctalus noctula</i>	0	1218 E, 04/08/99	Roost	01/09/17	S
Bats, <i>Vespertilionidae</i>	0	1234 W, 03/08/21	Roost	03/08/21	W
Leisler's Bat, <i>Nyctalus leisleri</i>	0	1263 W, 25/08/17	Roost	01/09/17	S
Nathusius's Pipistrelle, <i>Pipistrellus nathusii</i>	0	1263 E, 25/08/17	Roost	31/10/17	SE

Species	Number of Records Onsite	Distance (m) to Nearest Record, including Date occurred	Type of Roost	Date of most recent record	Direction from Site of most recent record
Brown Long-eared Bat, <i>Plecotus auritus</i>	0	1894 S, 01/05/17	Roost	01/05/17	S
Whiskered Bat, <i>Myotis mystacinus</i>	0	1894 S, 01/09/17	Roost	01/09/17	S

3.1.5. Pond Search

MAGIC revealed no granted EPS Licence Applications or GCN Class Survey License Returns within 1km of the site. No ponds were located withing 500m of the site.

3.2 Field Survey Results

3.2.1 Habitats

The Phase 1 Habitat map of the site is given in Appendix B. The site consisted of buildings and developed land sealed surface.

Buildings

The site consisted of buildings and developed land. No vegetation was present on site. The buildings on site were connected, however, were split up as B1-B3 for clarity. B1 and B2 are to be demolished and replaced by the construction of a mosque. B3 is a designated historical building and will remain.

B1 – B1 was constructed from brick with timber weatherboarding to the south and east. Guttering was plastic with windows and door frames being a mix of plastic UPVC and wooden. Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights.

B2 – B2 was constructed of brick with a slate roof. A porch area to the east had a bitumen flat roof and wooden panelling. Guttering was plastic and metal and the windows and door frames were metal. Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights.

B3 – B3 was constructed of brick with the north and west sides clad with timber. The roof was pitched and covered in concrete pan tiles and ridge tiles. Guttering was metal. The windows frames and doors were mainly wooden with some plastic. A hay loft style window was present at first floor level with wooden framing on the east side, below this, a large glass window was present.

Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights.



Image 1 & 2 – Building 1, the Barn (Aval Consulting, 2026)



Image 3 & 4 – Building 3 (Aval Consulting, 2026)



Image 5 – Building 2 (Aval Consulting Group, 2026)

Developed Land, Sealed Surface

Aside from buildings, the site consisted of developed land. This developed land consisted of astroturf with a small section of tile, running from the north of the property to the south, remaining on the eastern side.



Image 7 & 8 – Developed Land (Aval Consulting, 2026)

3.2.2 Protected Species

Habitats on site were assessed for their potential to support protected species.

Bats:

Buildings - There was one building on site, sectioned into three (B1, B2, and B3). All of the buildings had potential roosting features suitable for bats. B1 and B2 are to be demolished and works to parts of B3 proposed.

B1 –The weatherboarding to the south and east was warped, raised and in poor condition and contained a multitude of spaces with potential for bats to roost between the wood and brick. Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights.



Image 9 – Gaps along west side of B1 (Aval Consulting, 2026)



Image 10 – Gaps along the south side of B1 (Aval Consulting, 2026)

B2 –Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights. A gap between the soffit and fascia was present and is wide enough to provide potential for bats to roost between the wood.



Image 11 – Gap between soffit and fascia of B2 (Aval Consulting, 2026)

B3 – Internally there was no loft space as the building is an open warehouse type structure with multiple sky lights. The weatherboarding to the north and east was raised in multiple areas and contained a multitude of spaces with potential for bats to roost between the wood and brick. The roof tiles were not tightly sealed in all areas and access was available underneath tiles and within areas under the ridge where mortar was missing.



Image 12 - East side of B3 (Aval Consulting, 2026)

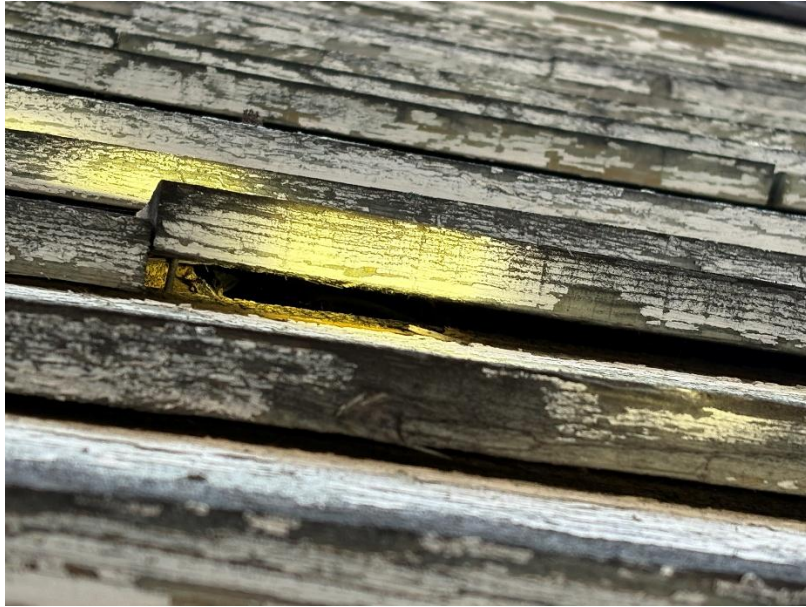


Image 13 - Gap on east side of B3

The buildings have multiple roosting opportunities for bats, however the urban context of the site lowers the suitability for roosting bats. Given the close proximity to the tree line linking to other foraging areas and records of common pipistrelle roosting within 385m there is a low potential that bats may use the site for roosting.

Foraging and Commuting Bats:

The site lacked links to wildlife corridors, and the hardstanding on-site provided limited opportunities for foraging bats. This combined with the urban location of the site and motion sensor lighting deems the site as having low potential for foraging and commuting bats.

Low Potential for impacting foraging and commuting bats

Great Crested Newts:

The site has limited suitability for great crested newts as there are no ponds on site and lack of refugia such as log piles and exposed tree roots. There is no pond or granted European Protected Species Mitigation Licences for GCN on site or within 500m of the site.

Negligible Potential for impacting GCN

Badger:

No signs of badger setts, mammal tracks or foraging/territory marking were seen on site. The habitat on site is not suitable for badger sett creation or foraging/commuting badger.

Negligible Potential for impacting badger

Reptiles:

The habitat on site is not suitable for reptiles as the site lacks the vegetative and mosaic of habitats that reptiles utilise. Neither is there refugia such as log piles, scrub or tree roots onsite.

The potential for impacting reptiles is negligible and reptiles will no longer be considered in this report.

Negligible Potential for impacting reptiles

Otter and Water Vole:

The site does not contain the water or riparian habitats otter or water vole habituate and therefore Otter and Water Vole will no longer be considered in this report.

Breeding birds:

B1 and B3 contains small gaps under the tiles and in soffits suitable for birds such as blue tits. However, none were seen or heard on site. B2 had opportunities for nesting birds on the flat roof. Feral pigeons *Columba livia* were seen and heard on-site.

Low Potential for impacting breeding birds

Dormouse:

The site has no connectivity or suitable habitat such as hedgerows, scrub or woodland on site to support dormice.

Negligible Potential for impacting Dormouse

NERC/BAP Species:

Species such as toad *Bufo bufo*, hedgehog *Erinaceus europaeus*; and stag beetle *Lucanus cervus*, – The site habitats do not provide suitable refugia for other amphibians, hedgehog or stag beetle. The site also lacks any foraging habitat for hedgehog.

Negligible Potential for impacting NERC/BAP species

4 Interpretation and Evaluation

4.1. Proposed Development

The proposed development at the site consists of demolition of the existing two storey barn (B1) and building (B2), retention, refurbishment, and adaptive reuse of Locally Listed Building (B3), and the construction of new buildings to improve capacity, flexibility, and community service provision. Proposed site plans are contained within Appendix C of this report. Site clearance will be required to facilitate the development. This will involve the destruction of the onsite habitats and displacement of any protected and notable species utilising these habitats. The expected ecological impacts of the development are discussed in this section.

4.2. Evaluating Constraints to the Proposed Development

4.2.1. Designated Sites

Two designated sites, Lee Valley (SPA and Ramsar) and Walthamstow Reserve (SSSI), are within 2km of the site. Lee Valley is designated for the presence of Bittern, *Botaurus stellaris*, Gadwall, *Mareca strepera*, and Shoveler, *Spatula clypeata*. This SPA and Ramsar is located 1.2km east of the site with limited connectivity to the site. Additionally, there is no suitable habitat located on or near the site. Walthamstow Reserve (SSSI) is designated for containing one of the country's major heronries and a particularly large concentration of breeding wildfowl. This SSSI is located 1.2km east of the site with limited connectivity to the site. Additionally, there is no suitable habitat located on or near the site.

Given the relatively small scale of the proposed development and the lack of likely impacts outside the red line boundary, impacts on local designated sites, as a result of the proposed development, are considered unlikely.

4.2.2. Priority and Protected Habitats

The habitats on site are considered of negligible value. The site is dominated by developed land.

4.2.3. Priority and Protected Species

The proposed development has potential to impact bats and breeding bird. Pigeons may use the flat roofing for nesting, and the gaps within the roof tiles and wooden weatherboarding may be used by bats. Due to urban context and lack of connectivity to suitable habitats, it is unlikely to impact other protected species.

5 Conclusion and Recommendations

5.1 Mitigation requirements

The proposed development includes demolition of the existing two storey barn (B1) and building (B2), retention, refurbishment, and adaptive reuse of Locally Listed Building (B3), and the construction of new buildings to improve capacity, flexibility, and community service provision. If the proposed work was to proceed without the appropriate mitigation measures, it could cause disturbance, displacement and/or harm, injury or death of protected and notable species which may utilise the site for foraging, commuting, refuge, or breeding purposes. Table 4 outlines the mitigation measures required to safeguard protected and notable habitats and species associated with the site, with the aim of reducing the negative ecological impacts of the proposed development.

* Birds are known to nest outside of these dates if conditions are suitable. The breeding bird season is changing as the climate warms.

5.2 Further Surveys and Mitigation

5.2.1 Further Surveys

Further ecological surveys for bats are required before planning permission is considered.

Table 4. Summary of further surveys required based on the ecological constraints identified on site.

Ecological Feature	Protected Status	Further Survey Work	Timescale
Roosting Bats	All bats and their roosts are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations (2017).	Building 1-3 on site are considered to hold 'low' suitability for supporting roosting bats. To establish presence or likely absence of bats within the building, a minimum of one bat activity survey is required. If presence of bats is established during this survey, the survey effort must be extended to three surveys, at least three weeks apart, to characterise the type of roost present.	One dusk emergence survey within the active bat season (generally considered to be between May and September, inclusive. This must be carried out in suitable weather conditions for bat activity.

5.3 Ecological Enhancements

As indicated in planning policy, ecological enhancements should be incorporated into the site. An example relevant to the site include:

Table 5. Summary of identified opportunities to enhance the ecological value and biodiversity of the site.

Ecological Feature	Enhancement Recommendation	Timescale
Breeding Birds	2x WoodStone 32mm Nest Box (or similar approved) to be installed on suitable tree trunks at a height of 1-3m above ground. The flight path to the entrance hole should be unobstructed by surrounding foliage or buildings. If possible, the front of the nest box should be angled vertically or slightly downwards to shelter the entrance from rain, prevailing wind, and strong sunlight.	Post-construction.
Bats	Enhancement suggestions for bats, such as bat bricks to be included in the proposed construction, are to be determined following the further emergence survey.	To be decided following further survey.
Amenity planting	Native planting in the proposed amenity area would be ideal for improving the site's suitability for protected species such as breeding birds and foraging bats.	Design

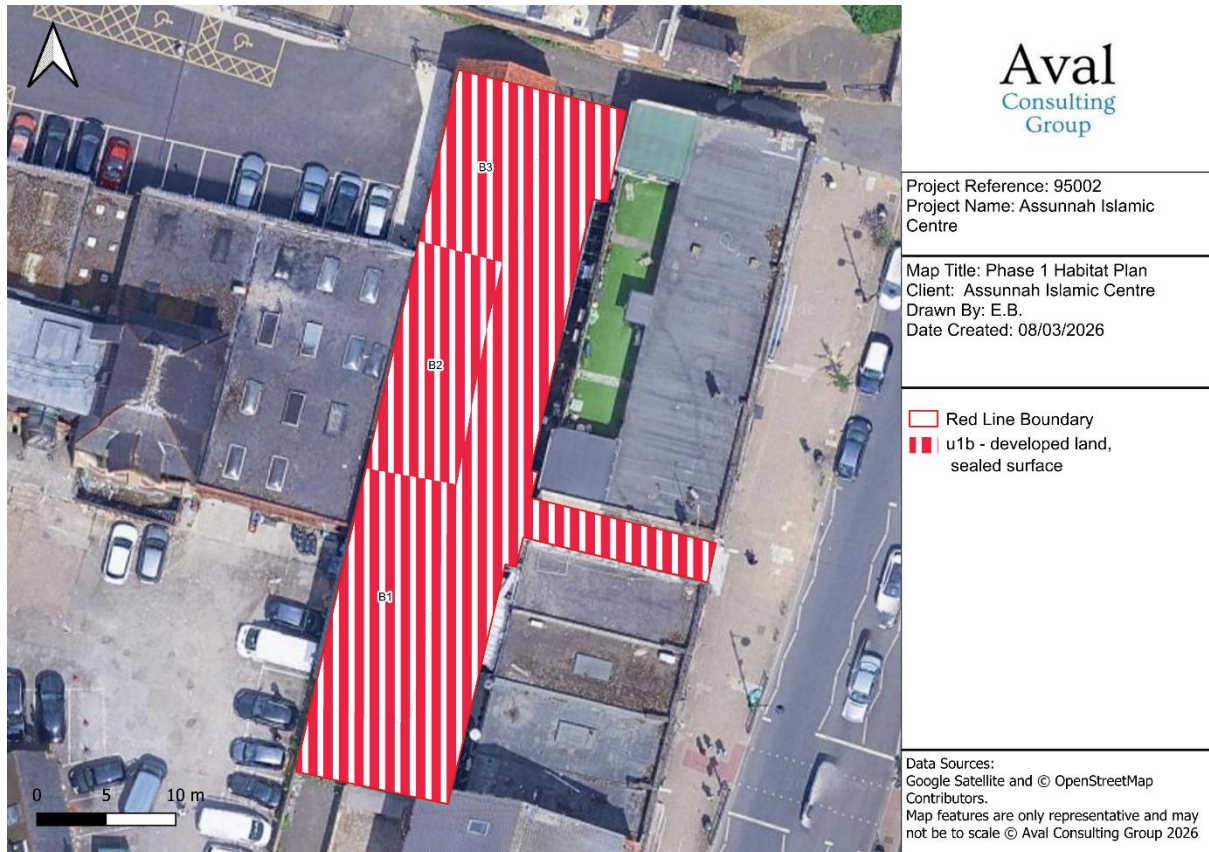
Appendices

Appendix A:	References
Appendix B:	Baseline Habitat Plan
Appendix C:	Proposed Habitat Plan
Appendix D:	Relevant Legislation

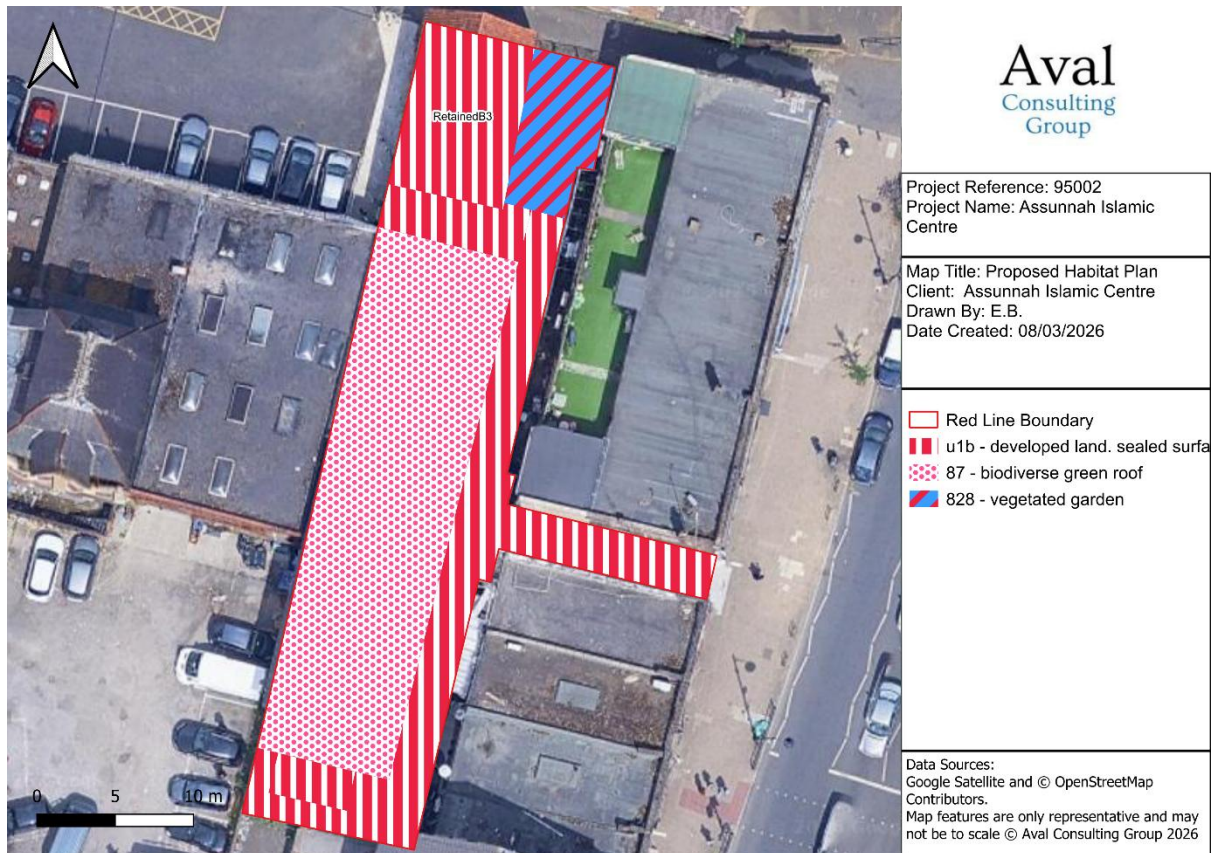
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Appendix B : Baseline Habitat Plan



Appendix C : Proposed Habitat Plan



Appendix D : Relevant Protected Species Legislation

EC Habitats Directive

In 1992 the then European Community, adopted Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive. The main aim of the Habitats Directive is to promote the maintenance of biodiversity by requiring member states to introduce protection for these habitats and species of European importance. The mechanism for protection is through the designation of Special Areas of Conservation (SACs), both for habitats and for certain species listed within Annex II. There are several species listed within Annex II of the Habitats Directive that are present within the UK; these include four lower plant species, nine higher plant species, six species of molluscs, six species of arthropods, eight species of fish, two species of amphibian, and nine species of mammal.

The Bern Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) came into force in 1982. The principal aims of the Convention are to ensure the conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix 3. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.

Bonn Convention

The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention or CMS) was adopted in Bonn, Germany in 1979 and came into force in 1985. Contracting Parties work together to conserve migratory species and their habitats by providing strict protection for endangered migratory species (listed in Appendix 1 of the Convention), concluding multilateral agreements for the conservation and management of migratory species which require or would benefit from international cooperation (listed in Appendix 2 of the Convention), and by undertaking cooperative research activities.

Convention on Biological Diversity

The Convention on Biological Diversity (Biodiversity Convention or CBD) was adopted at the Earth Summit in Rio de Janeiro and entered into force in December 1993. It was the first treaty to provide a legal framework for biodiversity conservation. Contracting Parties are required to create and enforce national strategies and action plans to conserve, protect and enhance biological diversity.

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the principal mechanism for the legislative protection of wildlife in Great Britain. However, it does not extend to Northern Ireland, the Channel Islands, or the Isle of Man. This legislation is how the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/EEC) are implemented in Great Britain.

Conservation of Habitats and Species Regulations 2017 (as amended)

In the UK the Council Directive 92/43/EEC has been transposed into national laws by means of the Conservation (Natural Habitats, & c.) Regulations 1994 (as amended), and the Regulations (Northern Ireland) 1995 (as amended). The Regulations came into force on 30 October 1994 and have been amended several times. Subsequently the Conservation of Habitats and Species Regulations 2010 was created which consolidates all the various amendments made to the 1994 Regulations in respect of England and Wales and is commonly known as the 'the Habitats Regulations'. In Scotland the Habitats Directive is transposed through a combination of the Habitats Regulations 2010 (in relation to reserved matters) and the 1994 Regulations. The Conservation (Natural Habitats, &c) Regulations (Northern Ireland) 1995 (as amended) transpose the Habitats Directive in relation to Northern Ireland. The Regulations contain five Parts and four Schedules and provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.