

Preliminary Ecological Appraisal

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Report	Preliminary Ecological Appraisal
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Executive Summary

Ecosupport Ltd was instructed by Fastned to undertake a Preliminary Ecological Appraisal (PEA) at 'Tottenham Hale Station' (hereafter referred to as 'the site'). This was required in order to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken:

- Walkover survey with UK Habs habitat assessment (September, 2025)
- Desktop survey using freely available resources (September 2025)

The following important ecological features were identified on site following the conclusion of the above survey work and may be subject to adverse impacts in the absence of suitable mitigation / compensation:

- PRF-I in mature Elder to be removed
- Potential for nesting birds in trees

Suitable mitigation has been included in **Section 6.0** of this report. A Biodiversity Net Gain assessment will be carried out to ensure habitat enhancements will be secured, which will be provided in a separate report.

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was instructed by Fastned to undertake a Preliminary Ecological Appraisal (PEA) at 'Tottenham Hale Station' (hereafter referred to as 'the site'). The purpose of this survey was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:

- Identify and classify any priority habitats;
- Assess the ecological value of the site;
- Identify any signs of protected species and potential features that may support them;
- Make recommendations for further survey work as necessary;
- Make recommendations for any necessary ecological avoidance and mitigation where possible at PEA stage.

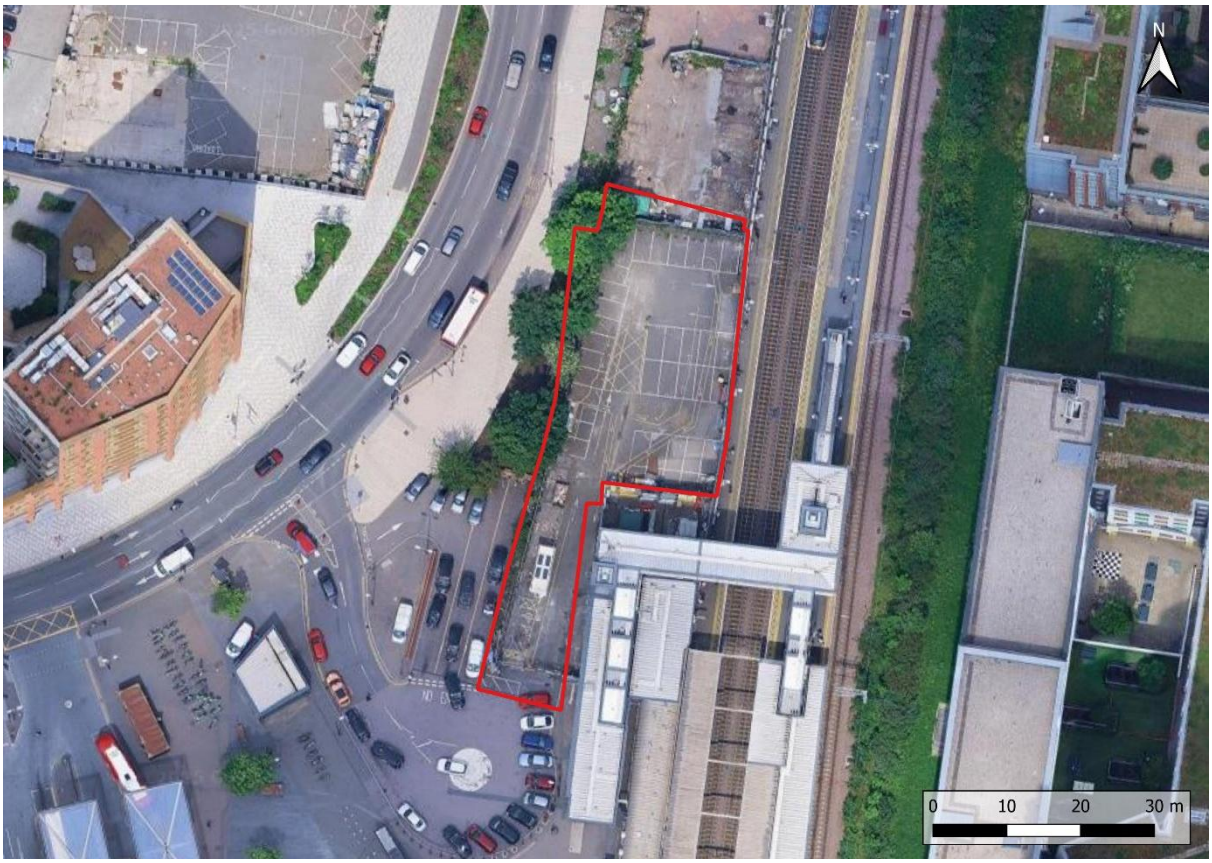
NB: If the works do not take place within 18 months of this report[1] then the findings of this survey will no longer be considered valid and may require updating.

1.2 Site Description & Location

The site is an existing hard standing area at Tottenham Hale train station, London, N17 9FD (centred on OS grid reference TQ 34499 89610) (**Figure 1**). The site is bounded by the railway / Tottenham Hale station platform to the east, by a hardstanding yard to the north, by a group of trees / modified grassland to the west and by Tottenham Hale station buildings and carpark drop-off to the south. In the wider area the site is located in a highly urban area, with the Walthamstow Reservoirs and River Lea also located to the east.

[1] https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

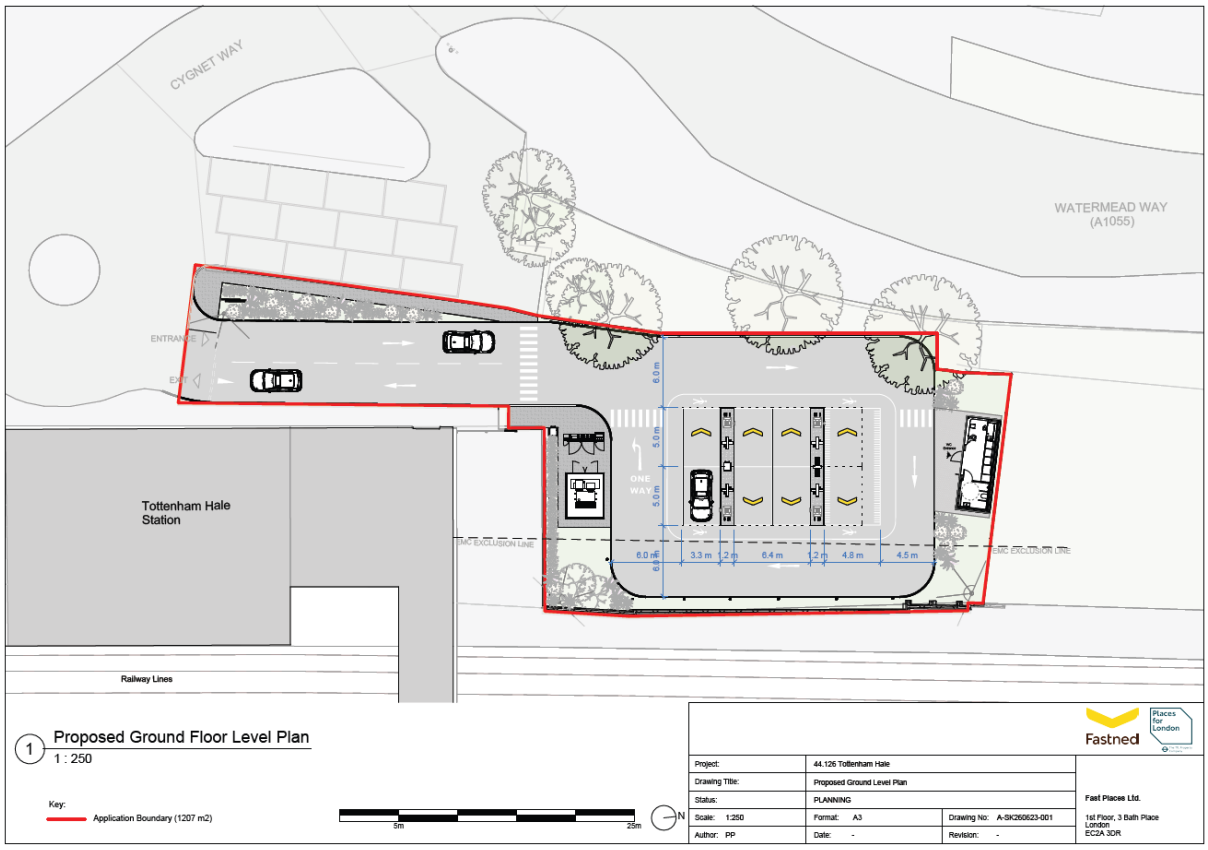
Figure 1. Redline boundary of the site (Google, 2025)



1.3 Proposed Development

The proposed development is for a car park with installation of charging stations, substation and amenities unit (**Figure 2**).

Figure 2. Proposed ground floor level plan (Fastned, 2026)



2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The Conservation of Habitats and Species Regulations 2017 transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

The Conservation of Habitats and Species Regulations 2019 (EU Exit) makes changes to the three existing instruments which transpose the Habitats and Wild Birds Directives so that they continue to work (are operable) upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This instrument also amends section 27 of the Wildlife and Countryside Act 1981 to ensure existing protections continue. The intention is to ensure habitat and species protection and standards as set out under the Nature Directives are implemented in the same way or an equivalent way when the UK exits the EU.

In order for activities that would be likely to result in a breach of species protection under the regulations to legally take place, a European Protected Species (EPS) licence must first be obtained from Natural England.

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

This is the primary piece of legislation by which biodiversity if protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 art II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrots Feather (*Myriophyllum aquaticum*).

2.1.3 The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

2.1.4 Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework.*

2.1.5 Protection of Badgers Act

The Protection of Badgers Act (1992) relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents:

- The wilful killing, injury, ill treatment or taking of Badgers and / or
- Interference with a Badger sett
- Damaging or destroying all or part of a sett
- Causing a dog to enter a sett and
- Disturbing a Badger while it is occupying a sett

Provisions are included within the Act to allow for the lawful licensing of certain activities that would otherwise constitute an offence under the Act.

2.1.6 The Environment Act (2021)

The Environment Act 2021 is the UK's new legislation for environmental protection in the UK, which includes protection of water quality, clean air, and biodiversity among other key protections. This Act provides the government power to set targets to reach long-term aims relating to the environment, which will be periodically reviewed and updated. This legislation also establishes a new environmental watchdog organisation, the Office for Environmental Protection (OEP), which will hold the government accountable on environmental issues.

Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain to be a condition of planning permission in England and a requirement for nationally significant infrastructure projects. Biodiversity net gain will require maintenance for a period of at least 30 years after the completion of enhancement works to be achieved.

The legislation also includes updates to existing environmental legislation, such as the NERC Act 2006, to strengthen biodiversity enhancement rather than just conservation and includes a requirement for local, or relevant, authorities to publish biodiversity reports. Further, The Environment Act places a requirement on responsible authorities to prepare local nature recovery strategies, which will outline nature conservation sites and priorities and opportunities for recovering or enhancing biodiversity within the local area. Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

2.2 Policy

2.2.1 National Planning Policy Framework (NPPF) 2024

The National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, the wider benefits from natural capital and ecosystem services, minimising impacts on and minimising impacts on and providing net gains for biodiversity including by incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

The NPPF states that plans should distinguish between the hierarchy of international, national and locally designated sites and land should be allocated with the least environmental or amenity value and take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure for the enhancement of natural capital at a catchment or landscape scale.

To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and 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.

The NPPF states 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 SSSI, 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 SSSIs;
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 reasons and a suitable compensation strategy exists;
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.

Potential SPAs and possible SACs, listed or proposed Ramsar sites and sites required as compensatory measures for the previous should be given the same protection as habitats sites.

2.2.2 Local – London Borough of Haringey

Currently a new local plan is being prepared for the London Borough of Haringey, which will be a consolidated plan and fully replace the four documents that currently make up the adopted Local Plan:

- Strategic Policies Development Plan Document (DPD) (2017)
- Development Management DPD (2017)
- Site Allocations DPD (2017)
- Tottenham Area Action Plan (2017).

In the Strategic Policies DPD, **Strategic Policy 13** relates to the protection of open space and biodiversity. Part of this policy states:

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).*

Within the Development Management DPD, **Policy DM19 Nature Conservation** outlines the protection of designated sites and ecology. It states:

A. *Development proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.*
B. *Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where:*
    a. *The harm cannot be reasonably avoided; and*
    b. *It has been suitably demonstrated that appropriate mitigation can address the harm caused.*

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Waterbodies

Any ponds located within 250m of the proposed development were searched for using Ordnance Survey maps and available aerial images.

3.1.2 Data records

A desktop search was carried out using freely available resources. This included a search for designated sites, priority habitats, and protected species.

3.2 Field Survey

3.2.1 Personnel

The field survey work which forms the basis of the findings of this report was carried out by Tim Harris, an experienced ecologist on the 4th September 2025.

3.2.2 Habitats

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation.

The standard survey methodology has been 'extended' in this report to include the following:

- Floral species lists for each identified habitat;
- Descriptions of habitat structure, the evidence of management and a broad assessment of habitat condition;
- Mapping of additional habitat types (e.g. hardstanding);
- Identification of Priority Habitats under Section 41 of the NERC Act;
- Evidence of, or potential for, the presence of certain species/groups

3.2.3 Badger

The site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the site's boundary (observed where possible i.e. does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

3.2.4 Ground Level Tree Assessment & PRF Inspection

A Ground Level Tree Assessment (GLTA) assessment of the trees proposed for removal was undertaken by Tim Harris during the site visit. This followed BCT (Collins (ed) 2023) best practice survey which includes aiming to identify the following Potential Roost Features (PRFs):

- PRFs formed by disease and decay: woodpecker holes, squirrel holes, knot holes, pruning cuts, tear outs, wounds, cankers, compression, forks, butt rots
- PRFs formed by damage: lighting strikes, hazard beams, subsidence cracks, shearing cracks, transverse snaps, welds, lifting bark, desiccation features, frost cracks; and
- PRFs formed by association: fluting Ivy.

The presence or absence of any of the features listed above are then feed into the classification of the tree which is as follows (**Table 1**).

Table 1. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement (Collins (ed) 2023).

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any
FAR	Further Assessment Required (FAR) to establish if any PRFs are present in the tree
PRF	A tree with at least one PRF present.

These features were then either determined not to be PRFs or were classified according to **Table 2** based on BCT guidance. The BCT guidance includes recording the following information:

- the diameter of the stem or limb where the PRF is;
- whether there are multiple entrances to the PRF;
- the PRF entrance width;
- the internal height, width and depth of the PRF;
- the substrate within the PRF;
- the PRF apex shape;
- whether the PRF is dry, damp or wet;
- whether any competitors are present;
- whether bats are absent or present;
- whether droppings are absent or present;
- if evidence of bats is lacking; if present – bat species, number of bats, whether bats are awake or torpid, location of bats, distance of bats from entrance; and m any odour.

Table 2. Categorisation of PRFs (from Table 6.2 (Collins (ed), 2023).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

3.3 Assessment Methodology

3.3.1 Introduction

The methodology for the assessment of the likely ecological effects of the proposed development is based on CIEEM's *Guidelines for Ecological Assessment in the UK* (CIEEM, 2018). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the CIEEM guidelines provide a useful framework for assessing ecological impacts at any level.

3.3.2 Valuation

Features of ecological interest are valued on a geographic scale. Value is assigned on the basis of legal protection, national and local biodiversity policy and cultural and/or social significance.

3.4 Limitations

Access was not granted to the interior of the site due to difficulty in obtaining permission from Transportation for London. However, the entire interior of the site is hard standing and could be seen from the fenceline, as seen in the photos. Further, the trees to be removed are the only ecological feature of value and are located outside the fenceline where they were fully accessible and as such this is not considered a significant limitation to the assessment.

Further, one limitation to the GLTA was that Ivy (*Hedera helix*) was covering the entirety of one of the trees and it is possible that a PRF could be missed. However, as a precaution, the ivy has been classified as a PRF-I and will be felled under precautionary measures with supervision and therefore the recommendations and mitigation are sufficient to address this limitation.

4.0 ECOLOGICAL BASELINE

4.1 Data Study

4.1.1 Designated Sites

The following statutory designated sites were identified within 1km of the site:

- Lee Valley Special Protection Area (SPA) & Ramsar
- Walthamstow Reservoirs Site of Special Scientific Interest (SSSI)

Both are located approximately 0.45km to the east.

Using the council's interactive planning policy map, no non-statutory designated sites were identified within the site. However, the railway to the east of site on the east side of the platform (15m east of site) forms part of the Tottenham Hale to Northumberland Park Railsides (EVS Borough Importance Grade II) Site of Importance for Nature Conservation (SINC), which also forms part of the ecological corridor.

Figure 3. Statutory designated sites within 1km of the site (DEFRA, 2025)

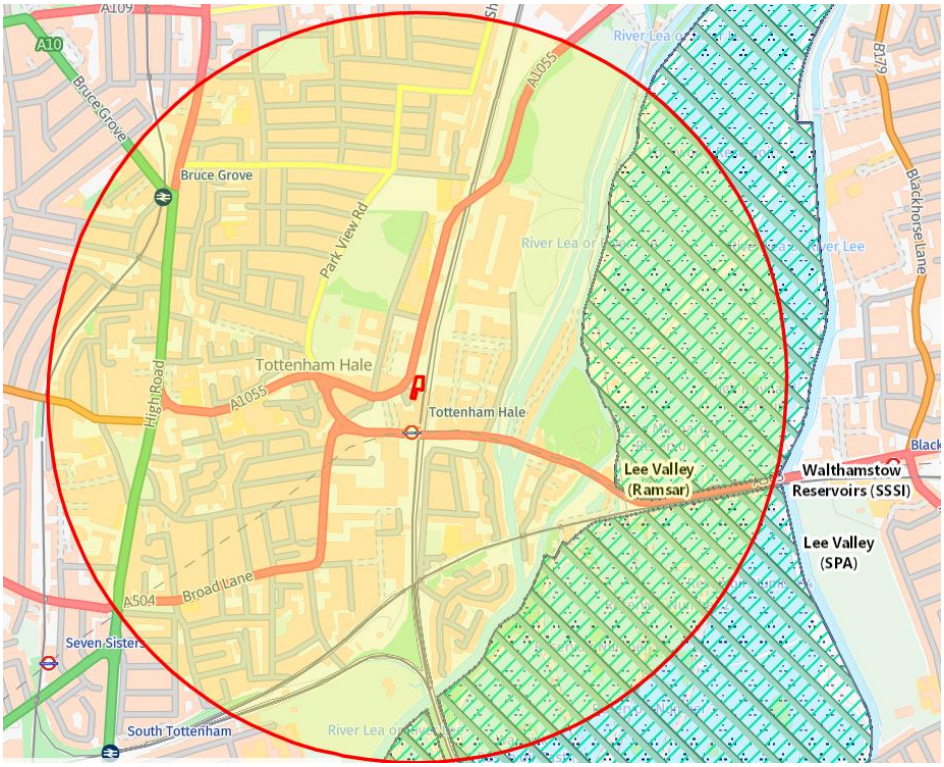


Figure 4. Location of nearby SINC along the railway relative to the site (Haringey London, 2025)



4.1.2 Priority Habitats

There is no priority habitat identified within or in the immediate vicinity of the site. The closest priority habitat is woodland approximately 0.2km northwest of the site.

4.2 Habitats

The vegetation within the site has been described below using classification terminology as described within Habitat Definitions Version 2.0 (UKHab Ltd, 2023). The below species should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. A habitat map can be found appended to this report. The habitat types identified within the site comprise of:

- u1b – Developed land; sealed surface with ruderal (secondary code 81)
- g4 – Modified grassland with scattered trees (secondary code 32)

4.2.1 u1b – Developed land; sealed surface with ruderal (secondary code 81)

The entire site is paved surface, which was empty at the time of the site visit (**Figs 5-6**). Ruderal vegetation is growing around some of the edges in the cracks but otherwise it is in good condition.

Figure 5. Northern portion of the hard standing car park with ruderal vegetation



Figure 6. Southern portion of the hard standing car park, seen from the western boundary



4.2.2 g4 – Modified grassland with scattered trees (secondary code 32)

Outside the fenceline on the western boundary of the site is a strip of modified grassland. This section was species-poor and had patches of bare ground and/or Ivy (*Hedera helix*) coverage. A group of scattered trees (secondary code 32) is present within this patch. Species present include Sycamore (*Acer pseudoplatanus*), Elder (*Sambucus nigra*), Hornbeam (*Carpinus betulus*) and *Prunus* sp.

Figure 7. Modified grassland strip outside the site with scattered trees



4.3 Bats

4.3.1 Foraging and Commuting Bats

The site is located in a highly urban area between a train station and a road in the urban centre of Tottenham Hale. The site itself does not provide any habitats that would likely be used by bats,

although the scattered trees on the western boundary could support some invertebrates that may provide foraging opportunities. Nonetheless, this is an isolated patch surrounded by hard standing and is located in a highly lit area and therefore would likely only be used by more common bat species such as Pipistrelles (*Pipistrellus sp.*) that are less averse to light.

To the east of site there is the ecological corridor / SINC with a vegetated corridor to the east of the railway, approximately 20m east of site. This could support some foraging and commuting bats although it is still surrounded by highly developed land.

4.3.2 Roosts in trees

Four trees are proposed for removal on the western boundary of site and these were assessed for their potential to support roosting bats.

The mature Elder was noted to be covered in Ivy from the ground to the canopy (**Figure 8**). The Ivy was less than 5cm thick and was examined in detail from the ground level. The Ivy is relatively immature and did not form any crevices large enough to likely support roosting bats. The tree is mature but does not appear to be of an age or condition likely to support PRFs. The other trees in the block were also assessed and overall considered to be in good condition with no significant signs of damage or decay within the block. Taking all of the above into consideration combined with the location of the tree in a highly urban area surrounded by hard standing and buildings with a busy road present, it is considered the tree would be highly unlikely to support any maternity colonies. While it is considered the tree is unlikely to support roosting bats, as a precaution, the Ivy on the tree has been ***classified as a PRF-I*** due to its very limited potential.

None of the other trees proposed for removal had any PRFs. Only one other tree had some Ivy coverage but this was near the ground level and could be inspected with no features identified. As such, all other trees were of ***negligible potential.***

Figure 8. Mature Elder to be removed, covered in Ivy



4.4 Birds

The scattered trees proposed for removal could provide suitable habitat for nesting birds. As such, the site is considered to be of ***low potential*** for nesting birds.

4.5 Other Protected Species

It is not considered the site has potential for any other protected species. The majority of the site is hard standing and the modified grassland under the trees is unstructured and isolated and considered to be of ***negligible potential for reptiles or amphibians***. Further, a search for waterbodies did not identify any suitable waterbodies for amphibians within 250m of the site.

The site is surrounded by fencing / wall and does not support habitat that would be used by Badgers or other terrestrial mammals and given its isolation in a highly urban environment surrounded by hard standing, there is ***negligible potential*** for these species.

5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION

5.1 Introduction

The CIEEM guidelines (CIEEM, 2018) require that the potential impacts of the proposals should be considered in absence of mitigation. In order for a significant adverse effect to occur, the feature being affected must be at least of local value. However, in some cases, features of less than local value may be protected by legislation and/or policy and these are also considered within the assessment. Although significant effects may be identified at this stage of the assessment, it is often possible to provide appropriate mitigation.

5.2 Site Preparation and Construction

5.2.1 Impacts to Habitats

The only habitat of value to be impacted is the block of scattered trees to the west of the site. Four trees are expected to be removed for the development, and therefore there is a ***certain direct adverse impact*** to a habitat of ***high value at the site level.*** The modified grassland would be of low value at site level.

5.2.2 Impacts to Wildlife

The Elder tree to be removed has been identified as having a PRF-I due to Ivy coverage. As such, its removal in the absence of mitigation could result in the death or injury of roosting bats, should they be present. Therefore, there is a ***potential significant adverse impact*** on a ***minimum site level.***

The removal of the trees could also have a ***minor adverse impact*** on foraging and commuting bats using the site but given the location is unlikely to be significant.

The trees could also support nesting birds. Removal of the trees in the absence of mitigation could directly or indirectly impact upon nesting birds. This would have a ***potential significant impact*** at the ***site level.***

5.2.3 Impacts to Designated Sites

Based on the scale of works, it is unlikely that there will be any potential impacts during the construction period on nearby designated sites and therefore an expected ***negligible impact*** on ecological designated sites.

5.3 Site Operation

During site operation, it is unlikely there will be any potential impacts on habitats, wildlife or designated sites within or nearby the site. As such, there will be a ***negligible impact*** in operation.

6.0 MITIGATION, COMPENSATION & ENHANCEMENT

6.1 Introduction

The below sections outline the requirements for mitigation, compensation and enhancements. With the below inclusions, this will ensure any features of ecological value are protected and the proposed development will result in a net gain for biodiversity.

6.2 Protection of Retained Habitats

There is already protective fencing present around the western boundary of the site. However, this may require adjustment to protect the retained trees, as recommended by the tree protection plan, to ensure the protection of the retained trees along the western boundary and any species that may use them.

6.3 Bats

The mature Elder to be removed was identified as having a PRF-I due to Ivy coverage and a precautionary working method statement (PWMS) will be carried out as follows:

- Prior to commencement of works a toolbox talk will be provided to operatives by a suitably licensed ecologist;
- Where possible, the Ivy will be gently pulled back and removed prior to felling the tree. For the canopy, this may require climbing equipment or a mobile elevating work platform (MEWP) to allow this to be carried out;
- If any features including cavities/crevices/voids are identified under the ivy once it is removed, they may require further assessment through endoscoping of potential features to ensure bats are absent prior to felling, under the supervision of a suitability licensed ecologist;
- Tree felling adopting this precautionary approach will be carried out during the bat active season (April to October – inclusive) and must only be undertaken during appropriate weather conditions (Not during periods of rainfall or if night temperatures are consistently 8°c or lower);
- If a feature cannot be fully inspected (or if parts of the tree are inaccessible due to fragility), PRFs are to be section felled, with sections felled in one piece to avoid any cavities and lowered carefully before being left on the ground (preferably for 24 hours) with the openings clear, allowing anything inside an opportunity to escape. This will only be adopted subject to confirmation from the supervising ecologist, with additional methods including emergence/ re-entry surveys (with NVAs) utilised in combination where appropriate.

N.B. If any bats or associated evidence is encountered/recorded, works on the tree in question must cease and an ecologist must be contacted immediately.

6.4 Nesting Birds

In order to avoid disturbance / harm to nesting birds or damage to their nests, removal of the trees will be undertaken outside of the bird nesting season (bird nesting season is typically between March – August, dependent on weather). If this is not possible, any potential nesting sites must be checked by a suitably qualified Ecologist. If an active nest is identified a 5m buffer will be established, within which no works will be able to take place until the Ecologist has confirmed the fledglings have left the

area of impact.

6.5 Biodiversity Net Gain / Enhancement

Biodiversity net gain will be required for the site, as per relevant legislation and policy, with a minimum gain of 10% required. This will be provided in a separate assessment / report once the full habitat classification and site layout details are known.

This will provide the habitat compensation and enhancement to ensure the proposed development results in a net gain for biodiversity. It is not considered there is scope for additional enhancement features on site due to the proposed development comprising a hard standing car park. As such, all enhancements will be provided through the biodiversity net gain.

7.0 CONCLUSION

Ecosupport Ltd was instructed by Fastned to undertake a Preliminary Ecological Appraisal (PEA) at 'Tottenham Hale Station'. This identified a PRF in one of the mature trees on site proposed for removal and potential for nesting birds in the trees. A Biodiversity Net Gain (BNG) assessment will be carried out and provided in a separate report to ensure the proposed development will provide habitat compensation and enhancement to biodiversity.

8.0 REFERENCES

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