

Ecological Impact Assessment

Sproughton, 22 Courtenay Avenue



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Ecological Impact Assessment

Sproughton, 22 Courtenay Avenue

Executive Summary

Overview

Eight Versa has been commissioned by Loki - Architecture and Development to conduct an Ecological Impact Assessment (EclA), including desktop study and UK Habitat Classification survey to inform the proposed development located at Sproughton, 22 Courtenay Avenue, London, N6 4LP, here after referred to as 'the site'. This report is to inform the replacement of the existing residential dwelling on the site with a net-zero mansion. The site is centred on National Grid Reference TQ 26995 88050. A table summarising the key findings of this report can be found in Table 1.

Recommendations have been made to mitigate against the loss of ecological features, and to enhance the site in line with London Borough of Haringey biodiversity policies, with the aim to provide a net gain for biodiversity on the site.

Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals should comply with relevant wildlife legislation and local planning policy

Table 1 Summary of results provided within this report

Designated sites with the potential to be impacted	No internationally designated sites. Four national designated sites within 2km, the closest of which is Hampstead Heath Woods Site of Special Scientific Interest located 0.4km south. Five non-statutory designated sites with the closest, Highgate Golf Course Site of Nature Conservation Importance (SINC) located adjacent to the eastern boundary of the site.
Habitats	Buildings, hardstanding, swimming pool, vegetated and un-vegetated garden and pond, all of negligible ecological importance and mature trees and lines of trees of local and national (Priority Habitat) ecological importance.
Protected Species	• Bats (roosting) - Occasional day roost of a common pipistrelle beneath a tile. A bat licence from Natural England will be required once planning consent is granted and prior to works being undertaken.

	• Bats (foraging and commuting) - Sensitive lighting during construction. • Precautionary Working Methods implemented onsite for common species of amphibians, reptiles, nesting birds and hedgehog.
Other Constraints	Implementation of protective measure during construction through a Construction Environmental Management Plan (CEMP) and arboricultural protection measures to avoid and minimise impacts to retained habitats onsite, namely the trees, Priority Habitats and the adjacent Highgate Golf Course SINC.
Mitigation and Enhancements	• Implementation of the bat licence, including appropriate compensation provisions and enhancing opportunities for roosting bats on the site. • Retention of habitats of highest ecological importance, namely the trees and creating habitats not current present onsite. • Native species and species with a known wildlife benefit within the landscape planting. • Provision of new nesting opportunities for birds. • Opportunities to deliver a gain in biodiversity onsite.

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Introduction

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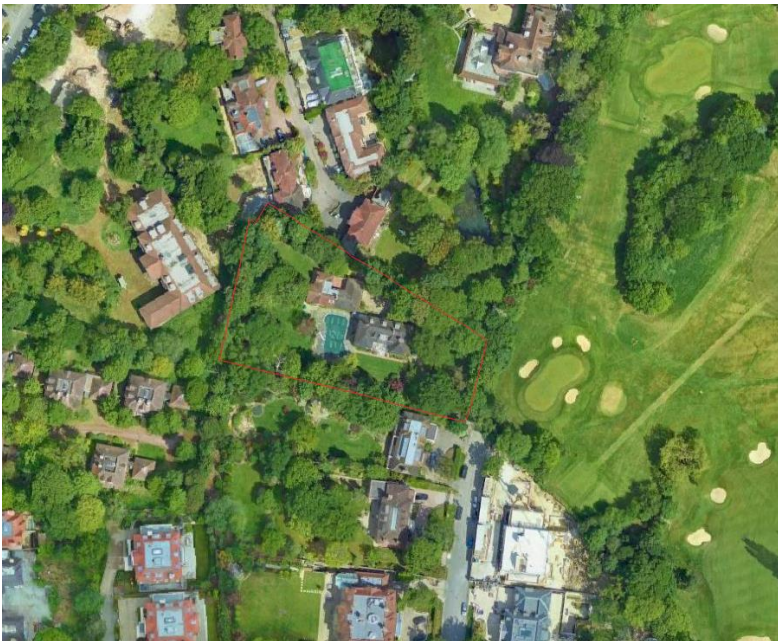


Figure 1: Site boundary (basemap from Google, 2022)

Site Description

The site is located within the London Borough of Haringey. The site is located at the end of Courtenay Avenue, a residential street with large, detached residential dwellings with associated gardens and hardstanding. The site is accessed from Courtenay Avenue in the south east of the site. The site is bounded by mature trees and vegetation associated with the adjacent residential dwellings to the north, south and west and Highgate Golf Club to the east.

Site Proposals

Current proposals consist of demolition of the current buildings onsite for the construction of a net-zero mansion within a similar building footprint as the current building onsite. Drawings are provided in Appendix B¹.

Ecological Impact Assessment (EclA)

EclA is a process of identifying, quantifying and evaluating potential effects of development-related or other proposed actions on habitats, species and ecosystems. The findings of an assessment can help competent authorities understand ecological issues when determining applications for consent. The purpose of this report is to:

- To identify ecological features present within the (the Zone of Influence (Zol)²);
- To identify and evaluate ecological resources within the Zol associated with the proposed development using available background data and site surveys;
- Assess ecological constraints, impacts and opportunities as a result of the proposed development; and
- Describe a mitigation and enhancement strategy to ensure conformity with relevant planning policy and legislation.

¹ Loki Architecture and Development (2023) Proposed Site Plan. Reference 18_N64_002/3

² The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site,

for example where there are ecological or hydrological links beyond the site boundaries." - CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine. Version 1.1

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National and Local Biodiversity Policy

The following EU, international, national and local legislation, policies and strategic plans are considered to be relevant to this site (see Appendices C, D and E for more detailed information):

- The Conservation of Habitats and Species Regulations, EU exit, 2019 (as amended) – provides European protection for a variety of habitats and protected species including: bats, great crested newt *Triturus cristatus* and hazel dormouse *Muscardinus avellanarius*;
- The Wildlife & Countryside Act (WCA) 1981 (as amended) – provides UK legal protection for a variety of habitats and protected species including bats, birds, reptiles, great crested newt, invertebrates, hazel dormouse and hedgehog;
- Protection of Badgers Act 1992 – specific legislative protection for badger;
- The National Planning Policy Framework (NPPF) 2021³ – requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when taking planning decisions;
- Environment Act 2021⁴ – Sets out to make provision about targets, plans and policies for improving the natural environment. Introduced a requirement for 10% Biodiversity Net Gain across;
- The Countryside and Rights of Way Act 2000 – Strengthens species enforcement provisions of the WCA 1981 (as amended);
- The Hedgerows Regulations 1997 – These regulations make provision for the protection of important hedgerows in England and Wales;
- The London Plan 2021⁵ – Sets out a framework for development in London, including policies with respect to green infrastructure, green belt, Metropolitan Open Land, local and open greenspace, biodiversity, trees and woodlands and urban greening. Of note, Policy G5 on Urban Greening states that “boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments”; and
- The Haringey’s development plan⁶ is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan and the North London Waste Plan which sets out local policies within the borough of Haringey.

³ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework.

⁴ Environment Act, 2021 – Schedule 14.

⁵ Greater London Authority (March 2021) The London Plan.

⁶ London Borough of Haringey Local Plan (2013, alternation in 2017). Available at: <https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan>

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Methodology

Zone of Influence (Zoi)

The desk study was informed by the Zoi² for the development was established in accordance with CIEEM guidelines⁷. The Zoi is based on the characteristics of the project, as well as the present ecological features (including habitats, species and ecosystems) and their sensitivity to environmental change.

Desk Study

The desk study was undertaken in August 2023 and involved purchasing records of designated site and protected/priority species from the local records centre and interpreting the data. The following resources were contacted/consulted:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website⁸ – for details of statutory designated sites, notable habitats, European Protected Species (EPS) licences;
- Greenspace Information for Greater London (GiGL) – for non-statutory sites and protected and priority species records;
- Haringey Borough Council and London Plan website – for local planning policy and biodiversity action plans;
- Joint Nature Conservation Committee (JNCC) website – for designation reasons for statutory designated sites;
- Natural England (NE) Designated Sites⁹ – for locations on designated sites; and
- Ordnance Survey mapping and Google Maps – to view aerial habitats and to identify waterbodies within 500m of the site.

The following search areas around the site boundary were applied:

- 1km for protected/priority species;
- 1km for non-statutory sites;
- 2km for nationally designated site; and
- 5km for internationally designated sites.

'Extended' Habitat Survey

A site survey was undertaken on the 13th June 2023 to assess the ecology on the site. The survey was conducted by Sara Curtis, Ecology Advisor and full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Habitats were surveyed using the standardised UK Habitat Classification (UK Habs)¹⁰. An inventory of habitats present onsite was recorded and mapped and dominant plant species were identified and recorded within each habitat type. Where possible, adjacent habitats were also considered and mapped to provide contextual information for the site. The weather conditions during the survey were dry, clear skies with a temperature of 25°C.

An assessment of the site's potential to support protected/priority species was conducted alongside the UK Hab survey, based on the results of the desk study, observations made during the site survey, an assessment of the suitability of onsite and adjoining habitat, and information on the distribution of these species. Species generally considered when carrying out this kind of assessment include bats, birds, badger, common species of reptile, great crested newt, hazel dormouse, water vole, otter and invertebrates.

The UKHabs survey was also used to inform the baseline habitats for a Biodiversity Net Gain (BNG) assessment on the site and is detailed in the Biodiversity Net Gain section of this report.

Preliminary Roost Assessment (PRA)

A Preliminary Roost Assessment (PRA) was also conducted to assess the onsite potential to support roosting bats on the 13th June 2023 by Sara Curtis, Natural England level 1 bat licence holder. The PRA was based on guidance set out in 'Bat Surveys for Professional Ecologists'¹¹.

The purpose of a PRA is to determine the suitability of buildings, structures and trees within and immediately adjacent to the site boundary (where access enables) to have the potential to support roosting bats. This type of survey can be carried out at any time of year and is used to inform a decision on whether further surveys with respect to bats are required. Each building onsite was assessed for its potential suitability to support roosting bats using the suitability described in Table 2 below.

The surveyors searched for direct evidence of the presence of bats in the form of:

- Bats in situ;
- Feeding remains such as butterfly/moth wings;

⁷ CIEEM (2017) Guidelines for Ecological Impact Assessment, 2nd edition.

⁸ Multi-Agency Geographic Information for the Countryside (MAGIC). This is available at <https://magic.defra.gov.uk/MagicMap.aspx>

⁹ Natural England Designated Site, 2022. Available at: <https://designatedsites.naturalengland.org.uk/>

¹⁰ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) The UK Habitat Classification User Manual Version 1.1

¹¹ Bat Conservation Trust, BCT (2016) Bat Surveys for Professional Ecologists, Good Practice Guidelines 3rd Edition

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- Bat droppings;
- Dark staining caused by bat faeces;
- Splashes and staining caused by urine;
- Polished surfaces at a possible access point;
- Staining caused by the natural oils in bat fur; and
- Scratch marks made by bat claws.

Table 2 Categories for assessing a buildings bat roosting potential (BCT Good Practice Guidelines)

Categorisation	Description – roosting habitats
High	A structure with one more roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis or for longer periods of time.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
Low	A structure with one or more potential roost sites that could be used by bats opportunistically.
Negligible	Negligible habitat features on site likely to be used by roosting bats

Emergence Surveys

As a result of the PRAs and in line with the BCT Good Practice Guidelines, two bat emergence surveys were undertaken on the features with bat roosting potential in August and September 2023 by Indigo Surveys to determine whether roosting bats are present/likely absent. The full methodology and results are detailed within a Nocturnal Survey Report for Bats¹² which should be read in conjunction with this report and has been referenced where appropriate. Table 2 below details the baseline dates and weather condition for the emergence survey.

During the survey, seven surveyors were used to inform the survey. Surveyors used a combination of visual observation and echolocation detection to identify any bats emerging from the buildings onsite. Surveyors were equipped with Echo Meter Touch bat detectors and iPads. The surveys were led and undertaken by Neil Musgrave (Natural England bat licence No 2020-44602-CLS-CLS).

In line with survey guidance the dusk emergence survey began 15 minutes before sunset and continued for a minimum of 1.5 hours after sunset.

Table 2: Dates and weather conditions for bat emergence / re-entry surveys

Survey Number	Survey	Date	Sunset/ Sunrise Time	Start/ End Time	Weather Conditions
1	Emergence	14/08/2022	20:26	20:10 22:10	Temperature: 18°C Wind: Calm Precipitation: Dry Cloud Cover: 50%
2	Emergence	06/09/2022	19:37	19:20 21:20	Temperature: 25°C Wind: Calm Precipitation: Dry Cloud Cover: 25%

Habitat Suitability Index

As part of the 'extended' Habitat Survey, waterbodies and watercourse onsite were assessed for their potential to support great crested newt *Triturus cristatus*. The survey was undertaken by Sara Curtis (great crested newt licence holder). A Habitat Suitability Index (HSI) was undertaken for all accessible waterbodies and watercourse. The HSI was undertaken in line with Oldham *et al.* (2000)¹³ guidance. Although this is not an indication that great crested newt are absent, it provides an indication on the likelihood for the pond to support great crested newt.

Limitations

It is important to consider that the biological records employed during a desk study come from a wide variety of sources, and as a result, these findings might not always provide an accurate or comprehensive description of the site's ecology on their own. However, when used alongside an extended UK Hab survey to provide a better understanding of the wider region, the findings of a desk study contribute to the production of a robust ecological assessment of the site.

Ecological surveys are limited by any factors which could affect the presence/likely absence of plants and animals. These include the time of year, weather conditions, migration patterns, and behaviour. Accordingly, any ecology assessment must be considered as a 'snapshot' of the site conditions at the time of the survey as ecological constraints will change over time. Furthermore, many species are mobile in nature and might leave the site frequently. The evidence (or absence of evidence) of a species should therefore not be taken as conclusive proof that this species is or is not present, or that it will or will not be present in the future.

¹² Indigo Surveys (2023) Nocturnal Survey Report for Bats. Reference 231511/E1

¹³ Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10 (4), 143-155.

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The survey undertaken for this report was conducted in July 2023, and it is therefore based on and limited by the conditions encountered and information available at the time. The survey was undertaken in June, at a time of year when most botanical species are readily identifiable.

Survey Validity

According to CIEEM guidance¹⁴, the findings of this report are considered to be valid for a period of 12 to 18 months from the date in which the survey was undertaken, after which the survey should be repeated to ensure the baseline conditions have not changed.

Quality Assurance

All ecologists at Eight Versa are members of CIEEM and abide by the Institutes Code of Professional Conduct.

¹⁴ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys. This is available at <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

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Ecological Features

Statutory Designated Sites

There are no internationally designated site within 5km of the site. However, four nationally designated site is located within 2km of the site. These are:

- Hampstead Heath Woods Site of Special Scientific Interest (SSSI) located 0.4km south at its closest point to the site. Hampstead Heath Woods SSSI is designated for its long-established high forest woodlands with an exceptional structure comprising an abundance of old and over-mature trees providing deadwood habitat for a range of invertebrate species;
- Big Wood and Little Wood Local Nature Reserve (LNR) located 1.4km north west and designated for its ancient woodland;
- Queen's Wood LNR located 1.6km east and designated for is ancient oak-hornbeam woodland and lowland birch; and
- Parkland Walk LNR located 1.7km east at its closest point. It is designated for its secondary woodland and areas of acid grassland.

The site itself falls within a Natural England SSSI Impact Risk Zones (IPZs). However, the proposed development for a replacement single dwelling on the site does not fall into any of the at-risk categories for this SSSI IRZ. As such, it is unlikely that Natural England needs to be contacted regarding likely impacts on SSSIs.

Non-Statutory Designated Sites

There are five non-statutory designated sites, known as Sites of Importance for Nature Conservation (SINC) in London within the search area. Site description information within the table is taken from the GiGL data search report. Grades of importance for each SINC are included in the table:

- Sites of metropolitan importance - Important at a London-wide scale, sites which contain the best examples of London's habitats, have particularly rare species or have particular significance in heavily built-up areas
- Sites of borough importance - important on a borough perspective, divided into two grades on the basis of their quality
- Sites of local importance - of particular value to people nearby, such as residents or schools

Non-statutory designated sites include:

- Hampstead Heath SINC located 0.4km south at its closest point. It is designated for its semi-natural and formal habitats with areas of ancient woodlands with an exceptional number of old and over-mature trees providing dead wood habitat for a range of specialist invertebrates including jewel beetle *Agrilus pannonicus* (Metropolitan ecological importance);

- Turner's Wood SINC located 0.7km south west. It is designated for its small ancient woodland habitat with a diverse shrub layer (Borough ecological importance);
- Highgate Golf Course SINC located adjacent to the eastern boundary of the site and designated for its grasslands of moderate diversity, including some indicative plants of acid or wet grasslands and an area of small woodland (Borough ecological importance);
- Mutton Brook SINC located 0.85km north west designated for its urban stream which is a tributary of the Dollis Brook and canalised in some stretches with some more natural areas (Local ecological importance); and
- Yeatman Road Allotment SINC located 0.6km east designated for its allotments with grassland and scrub. (Local ecological importance).

Priority Habitats

There are scattered parcels of deciduous woodland within 0.5km of the site with the closest located adjacent to the north eastern boundary of the site associated with the adjacent residential property and High Golf Club SINC. Woodland surrounding Hampstead Heath Wood SSSI is also designated as woodland and parkland Biodiversity Action Plan (BAP) priority habitat located 0.4km south.

Part of the site, including the east, south and west boundaries are included within the National Forest Inventory 2014 for Great Britain as broadleaved woodland which are mapped for areas of woodland (both rural and urban, regardless of ownership) which is 0.5ha or greater in extent.

Habitats

The site comprises one residential building, with an associated hardstanding driveway, paths and patios areas. The residential garden comprises vegetated and non-vegetated habitats with a pond, hedgerows, trees, introduced shrubs and a swimming pool. Habitats present within the site and immediately adjacent to the site, are detailed below. Habitat locations are shown on the Ecological Features plan in Appendix A. Habitats present on the site include:

- Building;
- Hardstanding;
- Line of Trees and Scattered Trees; and
- Vegetated and Un-vegetated Gardens.

UK priority habitats and species are those subject to conservation action under Section 40 and 41 of the NERC Act 2006 and referred to as Species of Principal Importance (SoPI) or Habitat of Principal Importance (HoPI).

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Building (u1b5)

UK Hab Primary Code: Building u1b5 Secondary Code: residential 109

One building used as an occasional residential dwelling is located on the site. The building is split into two areas connected by a single storey, flat roof section. The main area of the building comprises a two-storey, brick-built structure with a pitched tiled roof. The roof is hipped with dormer windows along the southern and northern roof elevation for bedrooms and living spaces within the roof space. A number of chimneys are present with lead flashing around the bases. Wooden soffits are located around the building which are in a good state of repair. A conservatory adjoins the southern elevation of the main building.

The adjoining building comprises a single storey, brick built structure with a pitched tiled roof. The frontage of the building is used as a garage with double garage doors along the eastern elevation. Part of the roof space comprises rooms with a section of hanging clay tiles along the southern elevation. Two skylights are located within the southern roof aspect. A number of aspects have hanging tiles, particularly on the adjoining building.

Internally, lofts voids are limited to above the garage area and around the edges of the rooms within the roof of the building. These are approximately 1m wide by 1.5 - 2m high. The tiles are backed by wooden boarding which are generally in a good state of repair. Scattered insulation is present throughout the voids.

A single storey, wooden shed with a felt pitched roof and transparent plastic on the doors is located in the far north of the site. The shed is used for storage.

Buildings are considered to be of **negligible ecological importance**; however they do hold intrinsic value for fauna (see below).



Figure 2: Main area of the building



Figure 3: Adjoining building with hardstanding and swimming pool (covered)



Figure 4: Missing, damaged and hanging tiles on adjoining building roof



Figure 5: Internal loft void of main building

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Hardstanding

UK Hab Primary Code: u1b

The site is accessed by a hardstanding driveway from Courtenay Avenue in the south east of the site. Patio and pathways surround the buildings onsite and the swimming pool located within the garden of the site.

All hardstanding onsite classified as developed land; sealed surface under UKHab. Hardstanding are not subject to a condition assessment within the BNG metric 4.0 and are considered to be of **negligible ecological importance**.

Lines of Trees and Scattered Trees

UK Hab Primary Code: w1g6 Secondary Code: tree 1170, mature trees 1171, native 47 and non-native 48

The majority of the site boundaries comprise mature tree lines dominated by oak *Quercus robur*. The canopy is predominantly continuous around the site and the trees appear in a healthy condition with little evidence of adverse impacts on the tree health from damage. Some evidence of management has been undertaken, including removed limbs. A number of the trees have natural cracks and crevices and woodpecker holes. Ground flora comprises scattered garden shrubs and lawn.

A mature non-native conifer tree line is located within the garden separating two lawn areas. The tree line is species-poor and the trees are in a healthy condition, although the ground beneath is limited to scattered ivy *Hedera helix* and bare ground.

Scattered semi-mature trees are present within the garden shrubs including eucalyptus *Eucalyptus* sp., ash *Fraxinus excelsior*, goat willow *Salix caprea*, acer sp and magnolia *Magnolia* sp..

The mature, native tree lines provide connectivity to the wider landscape and are considered to be of **local ecological importance**. The non-native conifer tree line is considered to be of **negligible ecological importance**.



Figure 6: Scattered mature trees with the garden area



Figure 7: Conifer tree line and shed

Vegetated and Un-vegetated Garden

UK Hab Primary Code: u1d Secondary Code: frequently mown 66, garden 230, flower bed 1150, hedgerow 1180

The majority of the site comprises a formally managed residential vegetated and garden comprising species-poor, short sward, manicured lawns, introduced shrubs planting beds, a rockery, a yew *Taxus baccata* hedgerow and a pond. Garden flora present include cherry laurel *Prunus laurocerasus*, ivy, bamboo *Bambusa*, fuchsia *Fuchsia* sp., rhododendron *Rhododendron* sp., sycamore *Acer pseudoplatanus* saplings, roses *Rosa* sp., geraniums, wisteria *Wisteria floribunda* and ferns scattered throughout the planting beds and boundaries of the site. Beneath boundary trees and across the rockery, vegetation is shaded and sparse with areas of bare ground and leaf litter present. A composting area is located within the north west corner of the site.

Cherry laurel is listed on the London Invasive Species Initiative (LISI) as a species of high impact or concern which is widespread in London and require concerted, coordinated and extensive action to control/eradicate.

A small pond, approximately 2m by 3m is located within the residential garden surrounded by short sward lawn and shaded by adjacent introduced shrubs and trees. The majority of the pond surface is covered by duckweed *Lemnoideae* sp. and leaf litter with water lily *Nymphaeaceae* sp.. The pond is covered in a net and lined by paving stones. A further concrete fountain is located in the east of the site. The fountain is surrounded by short sward grassland. The fountain was holding approximately 10cm of water at the time of the survey, with no aquatic vegetation present and with leaf litter.

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Un-vegetated areas of the garden comprise a swimming pool and surrounding patio areas associated with the main house.

The vegetated gardens comprise mainly non-native species which are formally managed and are considered to be of **negligible ecological importance**.



Figure 8: Vegetated garden with lawn, shrubs and small, non-native trees



Figure 9: Pond within garden area



Figure 10: Ornamental fountain

Protected/Priority Species

Amphibians

GiGL returned no records for great crested newt *Triturus cristatus*, or any other amphibians from the last 10 years within 1km of the site. According to MAGIC, there are no granted European Protected Species (EPS) licences for great crested newt within 1km of the site.

One small pond is located within the site boundary. The pond is located within the residential garden surrounded by short sward grassland, building and hardstanding. The pond is shaded by surrounding vegetation. From available freely available mapping, there is only two other pond within 500m of the site, the ornamental fountain onsite and a further pond located within the adjacent residential garden 30m north of the site. These ponds are relatively isolated and unconnected to other waterbodies within the wider landscape, therefore migration pathways across the site are also not anticipated.

The ornamental fountain is considered to be unsuitable for great crested newt, lacking in vegetation and surrounded by short sward grassland.

Terrestrial habitat surrounding the pond is considered to be sub-optimal for great crested newt, being managed to a short sward and lacking in cover and foraging resources. Further afield, the site is bounded by similar residential gardens and a managed golf course, all of which are considered sub-optimal for great crested newt. With the lack of recent records for great crested newt, no EPS licences within 1km of the site, the surrounding terrestrial habitats and isolation of the ponds, great crested newt are considered likely absent from the site.

Opportunities on the site and within the wider landscape exist for more mobile amphibians, including common toad *Bufo bufo* to be present. Common toads are a priority species under The Natural Environment and Rural Communities (NERC) Act 2006. It is considered any population utilising terrestrial habitats on site, will also be using further habitats beyond the site boundary and not reliant site alone.

As such any population of amphibians such as common toad on site would be of **negligible ecological importance**.

Badger

GiGL returned no records of badger *Meles meles* from within 1km of the site.

No evidence directly attributed to badger was identified during the survey. Habitats within the wider landscape are suitable for the species, including the golf course adjacent to the eastern boundary of the site. It is considered that any population, if present, would not be reliant on the site alone. Badger are considered to be of **negligible ecological importance**.

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Bats

GiGL returned records of low number of *Myotis* sp, daubenton's bat *M. daubentonii*, natterer's bat *M. nattereri*, leislers *Noctule leisleri*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, nathusius's pipistrelle *P. nathusii*, noctule *N. noctula* and brown long-eared *Plecotus auratus* within 1km of the site from the last 10 years. The closest records were over 0.1km north east from the site. Two granted EPS licences for bats were also identified within 1km of the site. These are for:

- Destruction of a common pipistrelle roost (reference 2019-39047-EPS-MIT, with alterations 1 and 2) between 01/03/2019 to 31/07/2028 located 0.35km west of the site; and
- Impact on a breeding site and destruction of a breeding site of soprano pipistrelle roost (reference EPSM2012-4532) between 06/08/2012 and 31/08/2015 (expired) located 0.88km south of the site.

A number of features with bat roosting potential were identified during the 'extended' habitat survey including raised, missing and damaged roof and hanging tiles, gaps beneath the ridge tiles, raised lead flashing and small gaps between the walls and soffits. These features are suitable for crevice dwelling species of bats including pipistrelle.

Narrow loft voids are located between the roof and the upper floor rooms around the edges of the buildings. Most of the loft voids are boarded with wood on the floor and backing the tiles and used for storage. No access into the loft voids was evident for bats and no direct evidence of bats were identified within the loft voids.

The building onsite was classified as having moderate potential to support roosting bats. Subsequent bat emergence surveys were conducted on the building onsite between August and September 2023. The surveys identified an occasional day roost of an individual common pipistrelle from beneath a tile to the left of the central dormer window above the conservatory on the western aspect of the building during the August survey. No bats were seen emerging during the September survey (Indigo Survey, 2023). In line with the Bat Mitigation Guidelines¹⁵ (English Nature, 2004), this roost is of low conservation importance.



Figure 11: Western aspect of building. Red circle denotes the emergence location of an occasional day roost for common pipistrelle

The site is located within an urban context, with light pollution adjacent to the site. The gardens comprise short sward, species-poor lawns and scattered non-native planting which provide sub-optimal foraging opportunities for bats, however the mature tree lines around the boundary of the site provide optimal habitat for foraging and commuting bats. Due to the location of the site and surrounding habitats, more light tolerant species, such as common and soprano pipistrelle would be expected to use the site. During the emergence surveys undertaken in August and September 2023, incidental records of common pipistrelle, soprano pipistrelle, brown long-eared and noctule were recorded foraging and commuting across the site.

The mature, native trees onsite are being retained as part of the proposals, retaining bat roosting potential features, if present and foraging and commuting opportunities around the boundaries of the site.

Overall, the assemblage of bats utilising the site for roosting, foraging and commuting is considered to be of up to local ecological importance.

Reptiles

GiGL returned eight records of grass snake *Natrix Helvetica* within 1km of the site with the closest record located 0.6km south.

¹⁵ English Nature (2004) Bat mitigation guidelines. English Nature, Peterborough

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Habitats onsite suitable for reptiles are limited to the base of introduced shrub planting beds which provide cover for common species of reptiles. The lawns are managed to a short sward, providing sub-optimal sheltering and foraging opportunities. The compost heaps in the north west of the site provide opportunities for sheltering and breeding reptiles. Due to the size of the site, the site is unlikely to support a significant population of common species of reptiles and any population would be **up to local ecological importance** only.

Other Fauna

GiGL returned three records for Western European hedgehog *Erinaceus europaeus* with the closest located 0.5km south east of the site. The planting bed and hedgerow bases provide opportunities for foraging and sheltering hedgehog. It is unlikely that any population, if present would be reliant on the site along and would be of **negligible ecological importance**.

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Impacts, Mitigation and Enhancements

Site Proposals

The proposals for the site include the demolition of the current building onsite for the construction of a net-zero mansion, the majority of which will be in the existing building/hardstanding footprint.

The design of the proposed development follows the mitigation hierarchy, avoiding impacts and retaining features of highest ecological importance, where possible to maintain these habitats in the long-term for biodiversity. Where this is not possible, new habitat creation will compensate for the habitat losses to maximise the overall ecological importance of the habitats onsite. The proposals will include the retention and protection of mature and boundary trees and the southern boundary grassland.

The proposals will retain all mature, native trees around the boundaries of the site. The vegetated garden will be landscaped including native species and species with a known wildlife benefit to increase diversity and encourage local biodiversity. The proposals will include a new wild pond in the rear of the garden to collect excessive water and eliminate water stress to trees within its vicinity. The new driveway will be designated with a mixture of both porous hard and soft landscaping.

In line with the NPPF requirements and where appropriate, there are opportunities within the scheme to deliver a biodiversity net gain through:

- Incorporation of landscape planting that is beneficial to wildlife;
- Creating habitats not currently present onsite, such as hedgerows;
- Removing non-native species from the site;
- Maintain opportunities for protected and priority species; and
- Incorporating bat and bird boxes within the site.

Impact on Statutory and Non-statutory Designated Sites

Given the small scale of the works (which are likely to be localised to the site), physical separation of the site from designated sites, with the exception of Highgate Golf Course SINC and no net increase in dwellings on the site, direct impacts on the ecological features for which the designated sites are designated would not be anticipated.

The built development area of the site will be located within areas of hardstanding and the current building, with no works proposed along the southern boundary of the site, immediately adjacent to Highgate Golf Course SINC. Therefore, direct impacts to Highgate Golf Course SINC are not anticipated.

Indirect impacts during construction, such as pollution from run-off, noise and dust can be implemented through best practice guidelines¹⁶ and a Construction Environmental Management Plan (CEMP) controlled through an appropriate worded planning condition which will minimise impacts to immediately adjacent habitats including the adjacent Highgate Golf Course SINC and in line with the Haringey's Local Plan: Strategic Policies SP13: Open Space and Biodiversity.

Habitats

With the exception of the mature and semi-mature native trees, all habitats are considered to be of negligible ecological importance and therefore no specific mitigation is required for their loss. The majority of the proposed construction works will not directly impact the residential vegetated and unvegetated garden areas.

All native mature and semi-mature boundary trees, including those along the north eastern, east, south and west boundaries which were identified as woodland and parkland BAP priority habitats and included on the National Forest Inventory for Great Britain, are being retained and protected as part of the proposals. Protection will include appropriate fencing and methods of working around the tree in line with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction. Non-native conifer and leylandii trees will be removed, where necessary to create further areas of residential garden space including wildflower lawns and native species shrub planting. Indirect impacts during construction, such as pollution from run-off and dust can be controlled through the implementation of the CEMP and best practice guidelines¹⁷.

As part of the new landscaping within the residential garden native species planting, species with a known wildlife benefit and flower rich, including night scented plants will be included. The planting will create a range of habitats providing an increase in opportunities for fauna. The wild pond will be planted with native aquatic and emergent vegetation.

Areas of cherry laurel, a LSI, and rhododendron, a non-native invasive species should be removed from site, including any roots and disposed of in controlled waste.

Post-development, all habitats will be managed and owned by the homeowner. As such, this is outside the control of a Landscape and Ecological Management Plan (LEMP).

Fauna

Amphibians

Great crested newt, their breeding sites and resting places are EPS under the Conservation of Habitats and Species Regulations 2017 (as amended) and are afforded protection under Schedule 5

¹⁶ CIRIA (2015) Construction Work Sector Guidance for Designers. Fourth edition

¹⁷ CIRIA (2015) Construction Work Sector Guidance for Designers. Fourth edition

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of the WCA 1981 (as amended), making it an offence to capture, injure or kill a great crested newt or to disturb, damage or destroy their breeding sites and resting places. Common toad is a Species of Principal Importance (SoPI) in England under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) which must be protected from adverse effects of any development.

The majority of habitats onsite including the short, sward lawn, hardstanding and buildings are considered to be unsuitable for sheltering and foraging great crested newt due to its short sward and lack of migration pathways across the site to suitable offsite ponds and waterbodies. However, the site provides sub-optimal opportunities for common toad.

During construction, there is a risk of killing, injury or harm to common toad during their terrestrial phase through movement of vehicles and any landscaping works. The majority of the proposed works are located within the existing building, hardstanding and swimming pool footprint with habitats suitable for common toad being retained and protected. Providing the current management on the site is maintained, a precautionary method of working (PMW) will be undertaken during construction to minimise impacts to common toads. The PMW will include an inspection of the construction area by a suitably experienced ecologist immediately prior to work being undertaken. The ecologist will check for individual common toad. If an individual is found, it will be removed with a gloved hand to beneath the retained tree lines.

The tree lines around the boundaries of the site are being retained and protected as part of the proposals and throughout the construction, which will continue to enable connectivity for amphibian around the site.

Post-development, the garden will be maintained and managed with a diverse sward, native species and species with a known wildlife benefit, providing opportunities for foraging and commuting amphibians. A number of log piles will be created from woody arisings on the site beneath the boundary tree lines to enhance the site for amphibians.

Badgers

Badgers and their setts are protected from damage and disturbance under the Protection of Badgers Act 1992. This legislation makes it an offence to disturb a badger while it is occupying a sett or causing damage to a sett.

Although no direct impacts to badger are anticipated, badgers can readily dig new setts and the legislation protecting badgers could be triggered should a new sett be dug. A pre-commencement check for badgers will be undertaken a maximum of 3 months prior to construction. If a sett is found onsite or within 30m and would be impacted by the proposals, a suitable mitigation strategy

controlled via a Natural England licence may be required to allow disturbance to or destruction of a sett.

Measures will be implemented during construction works to avoid disturbance to badgers include all earth works and excavations. This will be implemented via a CEMP, secured through a planning condition and will include detailed methods of working to avoid entrapment of mammals, such as covering excavations at the end of the day and inclusion of a ramp to enable mammals, including badger to exit the excavation.

Bats

Bat species, their breeding sites and resting places are EPS under the Conservation of Habitats and Species Regulations 2017 (as amended) and are afforded protection under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended), making it an offence to capture, injure or kill a bat or to disturb or obstruct access to a bat roost. Certain species of bat are also SoPI under the NERC Act 2006.

Bats and their roosts are protected under national and international legislation. Therefore, the demolition of the existing residential property has potential for:

- Destroying/damage a place of shelter used by a bat;
- Possible killing/injuring a bat; and
- Possible disturbance to a bat whilst using a place of shelter.

The building onsite was classified as having moderate potential to support roosting bats. Two subsequent emergence surveys were undertaken in August and September 2023 by Indigo Surveys Ltd¹⁸. The surveys identified an occasional day roost of an individual common pipistrelle from beneath a tile to the left of the central dormer window above the conservatory on the western aspect of the building. This roost is considered to be of low conservation significance and a low impact to common pipistrelle¹⁹.

Common pipistrelle, soprano pipistrelle, brown long-eared and noctule were recorded foraging and commuting across and through the site. Given the size of the site and the habitats present, it is unlikely that foraging and commuting bats would be reliant on the site alone.

Prior to the demolition of the building onsite, a bat licence will be required from Natural England to enable the works to proceed legally. The licence can be sought after planning is granted and once granted, will be implemented on the site. No works to the building must be undertaken until the licence is granted.

¹⁸ Indigo Surveys (2023) Nocturnal Survey Report for Bats. Reference 231511/E1

¹⁹ English Nature (2004) Bat mitigation guidelines. English Nature, Peterborough

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Due to the roost of low conservation significance and one species identified roosting, the site is eligible for registration under Natural England's Bat Mitigation Class Licence (BMCL) scheme.

This will include a toolbox talk to all contractors onsite conducted by the Registered Consultant detailed on the BMCL, detailing all legal protection of bats and what to do if a bat is unexpectedly encountered. The Registered Consultant would then conduct a pre-works inspection of the identified roost location and supervise 'soft stripping' of building materials by hand (if necessary, or if the whole feature could not be explored from available access points), until the feature no longer provides potential refuge for bats.

Should a bat be found during either the inspection or soft stripping works, the Registered Consultant would remove the bat with a gloved hand into a suitable vivarium or box and placed in a bat box installed on a retained tree prior to works commencing at the first opportunity. The bat box should be a Schwegler 1FD, or similar in design, approximately 2-3m high, on a south to south-western aspect and accessible by the Registered Consultant in case a bat is found during the works. All bat boxes should be installed as per the manufacturer's instruction. The location of the bat box will be confirmed by the Registered Consultant. There are no timing constraints under a BMCL.

Should a bat be found when the Registered Consultant is not present, works should cease, and advice sought from the Registered Consultant prior to works commencing again.

Despite low levels of light tolerant species of bat being recorded throughout the survey, to further reduce further impacts to foraging and commuting bats, no lighting at night during construction will be proposed.

Post-development, the retention of native and mature trees around the boundaries of the site, the provision of new native species planting and species with a known wildlife benefit including night nectar planting and a wildlife pond will provide an increase in invertebrates on the site which in turn will provide foraging opportunities for foraging bats.

To provide future long-term potential roosting sites for bats within the site, new roosting opportunities should be made by installing four integrated bat boxes (such as those designed by Ibstock – Enclosed Bat Box Type A, B or C, or similar) into the proposed buildings, or installed on retained mature trees (such as Eco Kent Bat Box or similar). This contribution is inline with Haringey's Local Plan: Strategic Policies SP13: Open Space and Biodiversity.

Bat boxes should be installed at a height of no less than 2m above ground and ideally as high as possible on the building. They should be located away from any artificial light source, as per the manufacturer's specifications.

Lighting onsite should be carefully designed inline with the BCT and Institute of Lighting Guidelines²⁰. This includes directing new lights away from boundary and/or linear features and the new wildlife pond to reduce light levels on these features.

Birds

All British birds, their nests, eggs and young are legally protected under the WCA 1981 (as amended) from disturbance while actively nesting (generally acknowledged to occur between March and August inclusive, although this is not defined in law and birds can nest outside of this time).

Features suitable for nesting birds include woody vegetation including shrubs and trees within the vegetated garden and if lost, could result in killing and injury to nesting birds if the works are not undertaken sensitively. Where possible, works should avoid the nesting bird season, however where this is not possible, a pre-commencement nesting bird check will be completed by a suitably experienced ecologist. If nesting birds are found to be present, a buffer zone will be instated, with no works to be undertaken within the buffer zone until the chicks have fledged or the nest abandoned as confirmed by the suitably experienced ecologist.

To enhance the site for nesting birds, species specific bird boxes will be integrated into the new buildings including two house sparrow terraces and two swift boxes within the new building onsite and two woodstone general purpose bird boxes on retained trees.

Boxes will be installed on a north to north westerly aspect, as high as possible and below an overhang or eave if possible on the building. Boxes should be sited close to suitable foraging habitat (e.g. hedgerows) and offset from windows and doors. All boxes should be installed as per the manufacturer's instructions.

Reptiles

Reptiles are afforded protection under the WCA 1981 (as amended) although it is important to note that this legislation protects the species and not their habitat. As such, should any impacts occur to suitable reptile habitat, appropriate mitigation measures will be implemented to ensure that no reptile are harmed during works.

²⁰ Institution of Lighting Professionals Bats and BCT (2023) Bats and artificial lighting in the UK – Bats and the Built Environment series (GN08/23). This is available at <https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349> [Last accessed on date of first issue]

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Suitable vegetation is limited to the composting area and base of shrub within the vegetated garden. The majority of these habitats suitable for reptiles are being retained as part of the proposals. As a precaution, the precautionary method of working implemented for amphibians will also ensure that any reptiles, if present are protected from killing, injury and harm during construction activities. Although unlikely, any reptiles identified will be captured and placed in a suitable vivarium, before being moved to adjacent, retained habitats.

Post-development, the creation of new habitats, including hedgerow bases and the creation of log piles will provide opportunities for reptiles and connectivity around the site for reptiles.

Other Fauna

Hedgehog are afforded protection under the WCA 1981 (as amended), although it is important to note that the legislation protects the species and not their habitat.

During construction, methods implemented for badger and amphibians will ensure no harm to any hedgehog which may be present. If a hedgehog is identified on the site during the construction phase, it will be moved by the suitably qualified ecologist to suitable, retained offsite habitat. Post-development, hedgehog can continue to use the site for foraging and shelter. The new hedgerow around the site will provide a corridor for movement around the site and native species planting or species with a known wildlife benefit and the creation of log piles will provide an increase in foraging resources for hedgehog.

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Biodiversity Net Gain Assessment

Biodiversity Net Gain (BNG)

BNG is defined as “development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation”²¹. The purpose is to encourage developers to provide an increase in natural habitat and ecological features over and above that being affected by proposals with an aim to halt the current loss of biodiversity through development to allow ecological networks to be restored.

The National Planning Policy Framework (NPPF) (2023) (paragraph 174) requires Local Planning Authorities (LPAs) and the planning system to aim to “contribute to and enhance the natural environment by: minimising impacts on and providing net gains for biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures”. Section 15, Paragraph 179 of the revised NPPF also promotes development to “identify and pursue opportunities for securing measurable net gains for biodiversity”.

In addition, after achieving royal ascent in November 2021, The Environment Act (2021) introduced a mandatory requirement for BNG as a condition of planning permission in England (Schedule 14, Section 92). As we are currently within the two-year implementation period, a net gain of 10% is currently not mandatory (with this requirement delayed until early 2024). There is no formal legal requirement for 10% until November 2023, which has been confirmed in recent case law [APP/Y3940/W/21/3278256 Land at Filands Road/Jenner Lane, Malmesbury; decision 5th January 2022]. That said, all developments should be aiming for a 10% BNG and some LPAs have already introduced policy to include this, whereas other LPAs solely require a net gain.

Methodology for the Biodiversity Net Gain Calculation

The Biodiversity Metric 4.0²² provides a way of measuring and accounting for biodiversity losses and gains resulting from development and has been used within this report. Natural England provides a spreadsheet-based calculator for Biodiversity Metric 4.0, which has been used to complete the calculation within this report.

Calculation and Condition Assessment

Condition Assessment

The BNG calculator uses the pre-development baseline and post-development habitats and hedgerows to calculate the biodiversity units' difference as a percentage. Each habitat is inputted into the calculator where it is automatically assigned a distinctiveness score. The user then inputs a condition score based on the Biodiversity Metric 4.0 Habitat Condition Assessment Sheet²³ of the pre- and post-development habitats. A justification for each habitat condition is detailed below. The user also inputs the habitats strategic significance, advances and delays in habitat creation, where required.

Pre-development Habitats and Conditions

With the exception of the lines of trees around the boundaries of the site, all habitats and hedgerows have not been identified within national and local plans and strategies and are therefore of low strategic significance – area/compensation not in local strategy/no local strategy. The line of trees around the boundaries of the site area identified within local strategies as Priority Habitat and on the National Forest Inventory 2014 for Great Britain. Therefore, they have a higher strategic significance – formally identified in local strategy.

Building and Hardstanding

The majority of the site comprises building and hardstanding and both of these urban habitats automatically fall under a very low distinctiveness. In accordance with the Habitat Condition Assessment Sheet, no assessment is required for these habitat types and therefore the condition is N/A.

Vegetated and Un-vegetated Garden

The building and hardstanding is surrounded by a residential garden, swimming pools and patios. These habitats fall under the broad habitat of urban. Vegetated garden automatically falls under a low distinctiveness whereas unvegetated garden falls under a very low distinctiveness. In accordance with the Habitat Condition Assessment Sheet, no assessment is required for these habitat types and therefore the condition is N/A.

Ornamental Pond

The pond and ornamental fountain within the residential garden fall under the broad habitat of lakes – ornamental lake or pond. Both the pond and ornamental fountain are both in a poor condition, passing five or few criteria within the Habitat Condition Assessment Sheet. The pond passes criteria A

²¹ Baker, J. Beatty, B., Hoskin, R., Ecology, F., Butterworth, T., WSP. (2016). Biodiversity Net Gain: Good Practice Principles for Development..

²² Natural England (2023). The Biodiversity Metric 4.0 (JP039)

²³ Natural England (2022). The Biodiversity Metric 3.1 – Habitat Condition Assessment Sheets with Instructions.

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- the pond is a good water quality, with clear (low turbidity) indicating no obvious signs of pollution; D - the pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework; E - pond water levels can fluctuate naturally throughout the year and F - there is an absence of non-native plant and animal species. The ornamental fountain passes criteria D; E; F; G - the pond is not artificially stocked with fish; and I - the pond surface is no more than 50% shaded by adjacent trees and shrubs.

Urban Trees

Trees within the site include 33 onsite trees (2x large, 31x medium) with other, small non-native and ornamental trees associated with the vegetated garden. The majority of are native and pass five of six criteria, achieving a good condition. These are A - the tree is native species; B - the tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gaps being >5m wide (individual trees automatically pass this criteria); C - the tree is mature; E - natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy and loose bark and F - more than 20% of the tree canopy is overhanging vegetation beneath.

Two lines of trees are located on the site. One is a conifer tree line within the north of the site, which is considered to be in poor condition, passing two of five criteria, B - the tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gaps being >5m wide and E - at least 95% of the trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or disease, or human activity.

The broadleaved tree lines around the boundaries of the site are considered to be of moderate condition, passing four of five criteria A - at least 70% of trees are native species; B; C - one or more trees has veteran features and/or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark and E.

Post-development Habitats and Conditions

All habitats post-development will be managed and maintained by the homeowner. Therefore, a LEMP will not be required as this cannot be secured in the long-term. The mitigation hierarchy has been applied to the site, with habitats of highest ecological importance, namely the boundary tree lines being retained and protected as part of the proposal. The majority of the built development is located within existing areas of hardstanding and building, reducing impacts to adjacent habitats. These habitats are detailed on the hard and soft landscape plans in Appendix B.

The habitats post-development will include building and hardstanding (developed land; sealed surface), retained and created vegetated and un-vegetated garden and a new wildlife pond. Any new tree and hedgerow planting has been included within the vegetated garden as it will be managed

alongside the garden habitats. Although not represented within the metric for vegetated gardens, the northern area of the lawn, around the wildlife pond will be managed as a wildflower meadow, seeded with an appropriate mix and managed informally which in turn will enhance the surrounding habitats and provide opportunities for fauna.

BNG Results

With the proposed landscape planting including the retention and enhancement of some of the current habitats onsite, the development has the potential to achieve a net gain of 0.57% in habitat units (baseline 15.95 habitat units, post-development 16.04 habitat units) and 27.32% in hedgerow units (baseline 0.45 hedgerow units, post-development 0.58 hedgerow units) (see Figure 12 below).

Figure 12: Summary of Final BNG metric results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09
	Hedgerow units	0.12
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.57%
	Hedgerow units	27.32%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

Although, a net gain of 10% has not been delivered for habitat units the site is for a replacement household and BNG Good Practice Principles have been applied to enhance the site for biodiversity alongside the BNG metric and the aim to achieve a net-zero mansion throughout the whole construction and operation phases.

The BNG Good Practice Principles are listed below with details of how this has been achieved on the site:

Principle 1. Apply the Mitigation Hierarchy - Features of highest ecological importance, namely the boundary tree lines have been retained as part of the proposals and impacts to these habitats will be minimised during construction through appropriate protective fencing and signage and the implementation of a CEMP;

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Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere - there are no irreplaceable biodiversity features on the site, and Priority Habitats around the boundaries of the site are being maintained;

Principle 3. Be inclusive and equitable - the proposals for the site have been designed with input from specialist landscapers, sustainability, carbon, sustainable urban drainage systems consultants to deliver a net-zero dwelling;

Principle 4. Address risks - the habitats being created onsite post-development have a low delivery risk with habitats being retained, namely the trees and lines of trees already being established and protection measures during construction;

Principle 5. Make a measurable Net Gain contribution - the proposals for the site will deliver a net gain for biodiversity, including retention and creation of habitats onsite. With the entire proposed development being net-zero, this will directly contribute to a sustainable construction, operation and decommission process, minimising carbon in the process;

Principle 6. Achieve the best outcomes for biodiversity - The retention and habitats proposed is ecologically equivalent to those lost and will provide an increase in invertebrates through new planting onsite. This in turn will provide further opportunities for protected fauna, including BoCC and priority species, such as bats. The retention of the boundary features will maintain connectivity to offsite habitats and new pond will be managed for biodiversity;

Principle 7. Be additional - the net zero proposals will contribute to the decarbonisation of all sections to meet the UK Governments target of net zero by 2050 which in turn supports the regulation of the climate and maintains biodiversity;

Principle 8. Create a Net Gain legacy - the proposals on the site will generate long-term biodiversity benefits, especially through the retention of native, mature trees of highest ecological importance. The ethos of the homeowner to create a net-zero mansion for all phases of the scheme will minimise the risk from other land use and secure the site for the future;

Principle 9. Optimise sustainability - sustainability and net-zero on the site has been at the forefront of the entire design, construction, operational and decommissioning stages with the inclusion of biodiversity features throughout the site; and

Principle 10. Be transparent - biodiversity has been considered throughout the entire design process with biodiversity measure included and clear within the Design and Access Statement and landscaping proposals.

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Conclusion

Providing the mitigation and enhancement strategies detailed within this report are implemented, the proposed development will be in conformity with relevant planning policy and legislation.

The retention of habitats of highest ecological importance, namely the lines of trees and trees, will maintain Priority Habitats and ecological features on the site, all of which will be protected during construction through appropriate fencing and signage and standard best practice measures for pollution prevention. This will also minimise impacts to the adjacent Highgate Golf Course SINC.

An occasional day roost of common pipistrelle was identified on the site during emergence surveys undertaken in August and September 2023. To enable the works to proceed legally, a Bat Mitigation Class Licence (BMCL) will be required prior to work commencing and once planning consent is granted. The roost is considered to be of low conservation importance and a low impact to the local bat populations. The roost can be compensated through a replacement roost and the site will be enhanced for roosting bats through the provision of bat boxes on retained, mature trees.

A Precautionary Working Method will be undertaken onsite for any works to vegetation which has the potential to support common species of amphibians, reptiles, hedgehog and nesting birds. Where possible, any vegetation removal should be undertaken outside of the core nesting bird season (generally considered to be between March-August, inclusive), otherwise, a pre-works check by an ecologist should be undertaken to determine whether active birds' nests are present. If nest(s) are present, no nests, eggs or young should be destroyed and an appropriate buffer must be instated until the chicks have been confirmed as fledged by an ecologist.

A BNG can be delivered onsite and the BNG good practice principles have been followed, which run alongside the net-zero aspirations of the proposals.

The mitigation and enhancement strategy could be controlled through appropriately worded planning conditions devised to:

- Secure the production and implementation of a Construction Environmental Management Plan (CEMP), based on the principles outlined in this report to avoid impacts to retained habitats of importance, namely line of trees and mature trees, and protected and priority fauna, including bats, birds, reptiles and hedgehog; and
- Secure the application of a BMCL including appropriate methods of working undertaken by the Registered Consultant.

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Validation

Report Produced by Sara Curtis:

Ecologist's Qualifications:	MSc - Environmental Consultancy BSc - Environmental Science (Biodiversity and Conservation)
Evidence of practicing Ecologist	Eight Versa - Ecology Advisor (2022 - Present) Principal Ecologist and Sustainability Consultant specialising in Ecology (2022), Senior Ecologist (2018 - 2021), Ecologist (2013 - 2018)
Professional Membership	Full member of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Report Validated by Stacey Cougill:

Ecologist's Qualifications:	UCert - Species Identification and Biological Recording MSc - Conservation Biology BSc - Environmental Science
Evidence of practicing Ecologist	Eight Versa Director, specialising in Ecology (2011 to present date), Open University, iSpot, Biodiversity Mentor (2009 - 2012) and Westminster City Council, Biodiversity Project Manager (2007-2010).

Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Suitably Qualified Ecologist	Stacey Cougill
Signature of Ecologist	SC
Date	18/10/2023

Ecological Impact Assessment

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Appendix A - Ecological Features Plan



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Appendix B - Site Proposals



LOKI ARCHITECTURE
& DEVELOPMENT

info@loki-architecture.com
www.loki-architecture.com

07340 . 009 . 811

PROJECT
Sproughton, 22 Courtenay Ave
N6 4LP, London

DRAWN BY
Brigitte Clements

DRAWING
18_N64_00_2/3
Proposed Site Plan

Scale
1:500 (A4)

DATE
23 August 2023



GENERAL NOTES

The drawing is copyright of LOKI Architecture & Development Ltd. This is a draft drawing produced for a feasibility study and shall not be used as construction drawings. This drawing shall not be scaled. All dimensions are in mm unless otherwise stated. All dimensions shall be checked on site prior to commencing works and any discrepancies to be reported to LOKI Architecture & Development Ltd.

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Appendix C – Relevant Legislation

Bats

All species of bat are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is illegal to injure, kill, capture or disturb a bat. It is also illegal to damage, destroy or obstruct trees, buildings or other places used for roosting, even if bats are not present.

Most development and maintenance work affecting bats and / or roosts e.g. bridge / tree maintenance works, demolition, barn conversions etc., therefore require a Habitats Regulations License for work to take place legally.

All bat species are also protected under the Wildlife and Countryside Act 1981 (as amended). This means they are additionally protected from intentional or reckless disturbance, intentional or reckless obstruction of access to any place of shelter or protection; and/or, selling, offering or exposing for sale, possession or transporting for purpose of sale.

Reptiles

Slow worms *Anguis fragilis*, common lizard *Zootoca vivipara*, adder *Vipera berus* and grass snake *Natrix natrix* are protected under the Wildlife and Countryside Act 1981. It is an offence to:

- Intentionally kill or injure a reptile (Section 9(1));
- Intentionally trade or transport reptiles for sale (Section 9(5)).

Although the habitats of reptile species are not protected, disturbing or destroying reptile habitat during the course of development activities while reptiles are present is likely to lead to an offence.

Sand lizards *Lacerta agilis* and smooth snakes *Coronella austriaca* are European protected species and are afforded full protection under Section 9 of the Wildlife and Countryside Act 1981 and Regulation 39 of the Habitats Regulations 1994. However, these species are rare and highly localised, and will not occur at this site.

All reptiles are additionally are classed as Species of Principal Importance for under S41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Wild birds

The Wildlife & Countryside Act 1981 (as amended) is domestic legislation for Great Britain. The Act includes the UK's domestic implementation of the species protection of the European Directive on the Conservation of Wild Birds (79/409).

- Under the Wildlife and Countryside Act 1981 all birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions to intentionally:
- Kill, injure or take any wild bird.

- Take, damage or destroy the nest of any wild bird while it is in use or being built.
- Take or destroy the egg of any wild bird.
- Have in one's possession or control any wild bird (dead or alive) or any part of a wild bird that has been taken in contravention of the Act or the Protection of Birds Act 1954.
- Have in one's possession or control any egg or part of an egg that has been taken in contravention to the Act. This includes items taken or killed before the passing of the Act.
- Have in one's possession or control any live bird of prey of any species in the world (with the exception of vultures and condors) unless it is registered and ringed in accordance with the Secretary of State's regulations.
- Have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered (and in some cases ringed) in accordance with the Secretary of State's regulations.
- Disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Great crested newt

Great crested newts *Triturus cristatus* are listed on Appendix II of the Bern Convention and on Annexes II and IV of the EU Natural Habitats Directive. In England and Wales the great crested newt is protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended) and under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In Scotland, great crested newts are protected under Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). It is an offence, with certain exceptions, to:

- Intentionally or deliberately capture, kill, or injure great crested newt;
- Intentionally or recklessly damage, destroy, and disturb Great crested newt in a place used for shelter or protection, or obstruct access to such areas;
- Damage or destroy a great crested newt breeding site or resting place;

The legislation covers all newt life stages such that eggs, tadpoles and adult newts are all equally protected. Actions that are prohibited can be made lawful by a licence issued by the appropriate Statutory Nature Conservation Organisation. The great crested newt is a Priority Species under the UK Biodiversity Action Plan and has been adopted as a Species of Principal Importance in England under section 41 of the NERC Act 2006 (section 42 in Wales).

Badgers

Badger receive legislative protection under the Protection of Badgers Act 1992. Under this Act, it is an offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so. The intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence.

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- To intentionally or recklessly interfere with a sett. (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it). A sett is defined as “any structure or place which displays signs indicating current use by a Badger”.

Natural England advice (June 2009) is that a sett is protected so long as such signs remain present, which in practice could potentially be for some time after the last actual occupation by Badger. Interference with a sett includes blocking tunnels or damaging the sett in any way.

West European Hedgehog

The West European Hedgehog is listed on schedule 6 of the Wildlife and Countryside Act (1981) which makes it illegal to kill or capture wild hedgehogs, with certain methods listed. They are also listed under the Wild Mammals Protection Act (1996), prohibiting cruel treatment of hedgehogs.

Invertebrates

A number of invertebrate species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under Section 9(1) of this act, it is an offence to intentionally kill, injure or take any wild animal included in Schedule 5. Some are also protected under the Conservation of Habitats and Species Regulations 2010 (as amended).

The Regulations enact the European Union's Habitats Directive (92/43/EEC) in the UK. The Habitats Directive was designed to contribute to the maintenance of biodiversity within member states through the conservation of sites, known in the UK as Special Areas of Conservation (SACs), containing habitats and species selected as being of EC importance (as listed in Annexes I and II of the Habitats Directive respectively). Member states are required to take measures to maintain or restore these natural and semi-natural habitats and wild species at a favourable conservation status.

The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs) classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites constitute the Natura 2000 network. The Regulations impose restrictions on planning decisions likely to significantly affect SPAs or SACs.

The Regulations also provide protection to European Protected Species that largely overlaps with the WCA 1981, albeit the provisions are generally stricter. Under Regulation 41 it is an offence, inter alia, to:

- Deliberately capture, injure or kill any wild animal of a European Protected Species;
- Deliberately disturb any wild animals of any such species, including in particular any disturbance likely to impair their ability to survive, to reproduce or to hibernate, or migrate, or which is likely to affect significantly their local distribution or abundance;
- Deliberately take or destroy the eggs of such an animal;
- Damage or destroy a breeding site or resting place of such an animal

The Regulations do provide a licensing system that permit otherwise illegal activities in relation to European Protected Species, subject to certain tests being fulfilled.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.

ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.

Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and 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.

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Appendix D – National Biodiversity Policy

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.

ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

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Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and 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.

National Planning Policy Framework, 2023

Section 15 - Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c. maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e. preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

175. Plans should: distinguish between the hierarchy of international, national, and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. While development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.
- b. the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate unless it is compatible with its special character.

Environment Act 2021

This is a Bill which was set out to make provision about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards; about water; about nature and biodiversity; for conservation covenants; about the regulation of chemicals; and for connected purposes.

Relevant to ecology, The Environment Act has introduced a requirement for Biodiversity Net Gain (BNG) as a condition of planning permission in England (Schedule 14). It is expected that the biodiversity value attributable to a given development will need to exceed the pre-development biodiversity value of the onsite habitat by at least 10%.

Countryside and Rights of Way Act 2000

An Act to make new provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.

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Appendix E - Local Planning Policy

The London Plan, 2021

Relevant policies from The New London Plan are included below.

Policy G1 - Green Infrastructure

- A. London's network of green and open spaces, and green features in the built environment should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.
- B. Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.
- C. Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:
 1. identify key green infrastructure assets, their function and their potential function
 2. identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.
- D. Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy G5 Urban greening

- A. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage
- B. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2 of the Intend to Publish London Plan, but tailored to local circumstances. In the interim, the mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).
- C. Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

Policy G6 Biodiversity and access to nature

- A. Sites of Importance for Nature Conservation (SINCs) should be protected.
- B. Boroughs, in developing Development Plans, should:

- a. use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
- b. identify areas of deficiency in access to nature (i.e., areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them
- c. support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans
- d. seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
- e. ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

Haringey's Local Plan: Strategic Policies 2012 - 2026

The Haringey's Local Plan was adopted in 2013 and sets out the long term vision of how Haringey should develop by 2026. Relevant policies relating to biodiversity are below.

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:

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- 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.