



# **NORTH LONDON REINFORCEMENT PROJECT**

# Notice

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This document does not purport to provide legal advice.

This document has 31 pages including the cover.

## Document history

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## Client signoff

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| Client                | National Grid                      |
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# 1. Introduction

## 1.1 Terms of Reference

AtkinsRéalis UK Limited was commissioned by National Grid to undertake an addendum to a previously issued preliminary ecological appraisal (PEA)<sup>1</sup> in connection with the proposed works associated with the extension and capacity increase of Leaside Road Electricity Substation (aka Tottenham Substation) consented as part of the North London Reinforcement Project Development Consent Order approved in 2014.

This Addendum has been prepared in order to discharge Requirement 12 associated with Stage 3A of the North London Reinforcement Project Development Consent Order (DCO) as detailed within the Stage Plan approved under Requirement 3 of the DCO under application reference HGY/2023/0953. Stage 3A includes the preparatory / temporary works alongside the demolition of the Builder's merchants, located on non-operational National Grid-owned land (hereafter referred to as the Site).

Stage 3A does not apply to the substation main works, which are covered under Stage 3B. The wider overall extension and capacity increase scheme (as addressed by the previously issued PEA), defined as Stage 3B, is located within and surrounding the operational areas of Tottenham Substation, Leaside Road, London, N17 0QJ located adjacent to the south and east of the Site.

This addendum to the previously issued PEA addresses the potential impacts and effects of Stage 3A (hereafter referred to as the Proposed Scheme).

The Proposed Scheme is within northern extents of the wider National Grid landownership boundary (A.1) (hereafter referred to as the Site). This PEA addendum report has been undertaken with reference to current good practice and provides an initial appraisal of any likely ecological constraints upon designated sites, protected species and other features of ecological interest. Recommendations are provided to avoid, mitigate, or compensate for damage and disturbance to habitats and species and where required further ecological surveys are advised.

## 1.2 Overview of the Wider Project

A DCO was authorised for the wider North London Reinforcement project by the Secretary of State for Energy and Climate Change on 16 April 2014 and came into force on 7 May 2014. The DCO provide powers to the Client (National Grid) to carry out the North London Reinforcement project, which comprises the replacement of existing 275kV overhead lines with an uprated 400 kV overhead line. The DCO also contains powers to carry out associated works to the substations along the route of the uprating, including the Tottenham Substation.

The wider Project falls within the administrative boundaries of Epping Forest District Council, Enfield Council, the London Borough of Waltham Forest and the London Borough of Haringey. The Local Planning Authority for this stage of the works at Tottenham, Stage 3A, is the London Borough of Haringey.

Early enabling works have already been successfully completed at Tottenham Substation under Stage 1 of the DCO, involving the construction of a set of foundations located to the south east of Tottenham Substation approximately 140 m south of the Stage 3A area.

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<sup>1</sup> NG HWUP Tottenham Substation MSC and QB\_PEA\_Atkins\_July 2023

## 1.3 The Site

The Site is located at central Ordnance Survey national grid reference (OSNGR) TQ 35370 91410 to the south of Leaside Road, nearest postcode N17 0FG.

The Site is approximately 1.22 ha and comprises of a warehouse building (understood to be a former bus depot) and surrounding hardstanding. The Site is devoid of natural features apart from limited and sparse ephemeral vegetation growing through and between a few small areas of the hardstanding.

The site is accessed from Leaside Road, east of the Mowlem Trading Estate. The site covers an area of 1.21 hectares (ha) within a rectangular parcel of land. The boundary of the site is secure and comprises an approximately 2.5 m high steel palisade fence with access via a double steel palisade gate from Leaside Road. There are a variety of internal palisade fences throughout the site to segregate current operations.

The site includes several active commercial units housed within a two-storey, rectangular, brick building, with steel cladding exterior and an adjacent concrete/tarmac storage yard. Historically the site had been used as a bus depot.

The site is currently leased from National Grid Property Holdings Ltd (NGPH) to J O'Doherty Group that uses the southern third of the site for the storage/parking of empty waste skips, vehicles, trailers and storage of tonne-bags of aggregates. J O'Doherty Group sub-let the northern two thirds of the site to three businesses, a Builder's Merchants, Steel Fabricators and a Roofing Contractor. These businesses use the builders merchant which is to be demolished as part of the Stage 3A works to which this document refers.

The Pymmes Brook surface water course is present approximately 30 m east of the site beyond the National Grid operational land. This is an engineered surface water course with several concrete sections noted. The Tottenham Marshes are present approximately 40 m east of the site which are a designated Site of Importance for Nature Conservation (SINC) with Borough Importance Grade 1.

## 1.4 The Scheme

The wider Stage 3 of the project encompasses the efforts to facilitate the bypass of Tottenham substation. It is set to initiate in early 2024 and conclude in 2028. The stage is further subdivided into two components: 3A and 3B, with 3A comprising demolition and remediation works, while 3B involves the establishment of a material holding facility and laydown area.

Works under Stage 3A are anticipated to commence in early Spring 2024.

Requirement 12 of the DCO relates to an Ecological Mitigation Strategy and states that:

- (1) No stage of the authorised development shall commence until a written ecological management strategy applicable to that stage, reflecting the ecological measures included in the environmental measures document, has after consultation with the Environment Agency, Natural England and, where it refers to any land within the boundary of the Lee Valley Regional Park, Lee Valley Regional Park Authority, been submitted to and approved by the relevant planning authority.*
- (2) Each ecological management strategy prepared in accordance with requirement 12(1) shall include an implementation timetable and must be carried out as approved unless otherwise agreed with the relevant planning authority.*

Following discussion with the London Borough of Haringey, the following pre-application advice was received:

*The primary ecological concern relevant to Stage 3A is its potential effect on bats (roosting, foraging, and commuting) due to the building on site. Greenspace Information for Greater London (GiGL) provided no recent records for bat roosts within 2 km of the site, and the closest record for bats was 362 m south of the site. Furthermore, the building surveyed south of Stage 3A's site (TN01) has been found to have negligible potential for roosting bats as the building was in a good, sealed condition with no obvious potential roosting features (PRF) for bats. The former bus depot building within the Stage 3A boundary is of similar construction and of the same condition as building TN01, therefore in our view is not suitable for bat roosting.*

*It was advised that considering the location of the site in proximity to a SSSI, that an amended Preliminary Ecological Appraisal be provided that covers the entirety of the works within Stage 3A and Natural England be consulted. This however is to be proportional to the scale of development proposed, i.e. can be brief, but is to inform the development of the CEMP for Stage 3A (noting paragraph 4.38 of the provided July 2023 PEA). No additional bat surveys are considered to be required to inform the PEA/ strategy for Stage 3A works.*

This PEA has therefore been prepared to address the comments from the London Borough of Haringey and in order to discharge Requirement 12 in relation to Stage 3A.

## 2. Scope of the Assessment

This report is intended as an addendum to the previous PEA produced for Stage 3B.

This addendum presents a review of ecological information (obtained during a desk-study for the previous PEA in May 2023) undertaken between 23-24 January 2024 and review of the previous PEA included in Appendix C.

This information was revisited to inform this addendum as the Site falls outside of the extents of Stage 3B as considered by the previous PEA provided in Appendix C.

No updated walkover survey of the Site has been undertaken to inform this addendum to the previous PEA.

The desk study and identification of potential ecological constraints was based on the information regarding the Site and its immediate surrounds available at the time of the desk study, and information about the Scheme available at the time. If information on the Scheme should change, the desk study may need to be re-visited to establish if there are any further ecological constraints arising from changes to the design.

Full details on methods are presented in Appendix B, including details on the zone of influence of the Scheme applied during the data gathering and assessment of potential ecological constraints, and the methodology for assessing ecological constraints, alongside specific survey limitations.

This report provides an initial appraisal of any likely ecological constraints, such as the potential presence of protected species or other features of ecological interest, to the Scheme. It identifies the need for any measures to avoid or mitigate damage and disturbance to habitats and species and provides recommendations for further ecological survey as required.

Photographs of the Site are provided in A.3.

Details on methods used for the desk study is included in Appendix B.

A summary of relevant ecological legislation is included in Appendix C.

The previously completed PEA for the Stage 3B site is included in Appendix D.

This report can be included in consultation with the relevant authorities with regards to gaining permission for working in or near to a watercourse<sup>2</sup>. This report does not provide advice on whether such permission is required.

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<sup>2</sup> <https://www.gov.uk/permission-work-on-river-flood-sea-defence>

### 3. Results

Ecological constraints identified from the desk study are summarised in **Table 3-1** below with recommendations for any further survey and mitigation, including timings.

The Site is centred at OSNGR TQ 35370 91410, and is approximately 50 m west of Pymme's Brook, which is part of Tottenham Marshes (both within the extents of Tottenham Marshes SINC) (located within the Lee Valley Regional Park). The Site is approximately 1.22 ha and is comprised of a warehouse building (understood to be a former bus garage, and currently occupied by a builder's merchant) and surrounding hardstanding used as materials storage and vehicle parking.

The Site is devoid of natural features apart from limited and sparse ephemeral vegetation growing through and between a few small areas of the hardstanding and mainly confined to a narrow strip adjacent to within the interior of the Site boundaries.

The area surrounding the Site to the west comprises industrial and commercial development, to the north a minor road with industrial development and vacant land beyond. The area to the east is occupied by part of Tottenham Substation operational area with Pymme's Brook and Tottenham Marshes SINC beyond, and to the south by the main Tottenham Substation operational area.

**Table 3-1 - Summary of Ecological Constraints and Recommendations**

| Site Features                                 | Potential Ecological Constraints                                                                                                                                                                                                                                                                        | Recommendations                                                                                                                                                                                                                                                           | Timing                                 |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Statutory Designated Sites<sup>3</sup></b> |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                           |                                        |
| <b>Lee Valley Ramsar</b>                      | Lee Valley Ramsar is located approximately 465 m south east of the Site at the closest point.<br><br>This site supports vulnerable, endangered, or critically endangered species or threatened ecological communities: whorled water-milfoil and water boatman. Wintering birds – shoveler and gadwall. | Details of legislation relating to Statutory Designated Sites is provided in Appendix C.<br><br>The impact of the proposed demolition and site remediation works proposed under Stage 3A are considered to result in a negligible impact upon these ecological receptors. | During demolition and site remediation |

<sup>3</sup> Where designated sites are situated outside of the Site boundary, the distance and direction are given to the closest point that the designated site is from the Site.



|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lee Valley Special Protection Area (SPA)</b>                          | <p>Lee Valley SPA is located approximately 465 m south east of the Site at the closest point.</p> <p>This site comprises semi-natural wetland and valley bottom habitats and supports wintering birds including bittern, shoveler and gadwall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Although the risk of (air) pollution or (noise, vibration) disturbance impacting on the statutory designations is negligible, relevant best practice guidelines as listed below should be exercised during demolition and site remediation phases. It is recommended:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Walthamstow Reservoirs Site of Special Scientific Interest (SSSI)</b> | <p>Walthamstow Reservoirs SSSI is located approximately 465 m south east of the Site at the closest point.</p> <p>The site supports breeding and wintering waterfowl.</p> <p>The Lee Valley Ramsar site, SPA and Walthamstow Reservoirs SSSI are separated from the Site by Pymme's Brook, River Lee Diversion and River Lee (or Lea) with no habitat or hydrological connectivity.</p> <p>No other statutory designated sites for nature conservation<sup>6</sup> are located within 1 km of the Site.</p> <p>The Site is within the wider impact risk zones for both Walthamstow Reservoirs and Chingford Reservoirs (1.6 km north) SSSIs, but at distances where only significant schemes need to be considered.</p> <p>Due to the small-scale, likely limited timescale and nature of the works and the distance and lack of connectivity with the statutory designated sites, the potential for impacts is considered to be negligible.</p> | <ul style="list-style-type: none"> <li>▪ Works are undertaken in accordance with best practice, with regard to preserving water quality and preventing air pollution during the works. It is recommended that all works adhere to the Pollution Prevention Guidelines (PPGs)<sup>4</sup> and the Construction Industry Research and Information Association (CIRIA) C715 Environmental good practice on site handbook<sup>5</sup>. These detail good practice advice for undertaking works which may have the potential to cause air or water pollution including management of fine sediment run-off from construction areas; and</li> <li>▪ Extreme care must be taken to prevent any construction materials entering Pymme's Brook and its tributaries that are adjacent to the Site, where they could have serious impacts on aquatic habitats and species.</li> </ul> <p>All materials should be stored in accordance with the relevant PPG and CIRIA guidelines as listed</p> |

4 Pollution Prevention Guidelines (PPGs) are out of date and a review process is currently underway to replace them with Guidance for Pollution Prevention (GPPs). These documents are available at <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/> GPPs provide environmental good practice guidance for the whole UK, and environmental regulatory guidance directly to Northern Ireland, Scotland and Wales only. For businesses in England, regulatory guidance is available from GOV.UK instead.

5 Environmental Good Practice on Site Guide, CIRIA, Jan 2015, Edition 4.

6 Damery Road Section SSSI, is situated approximately 1.5km to the south east but is designated for earth science/geological interest rather than biodiversity



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|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                        |                                                                                                                                                                                                                                                                                                      | above within a site compound, on existing hardstanding. This will minimise the risk of pollution from plant and materials stored within the compound.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |
| Non Statutory Designated Sites <sup>7</sup>                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |
| <b>Lea Valley SINC MO71 (Metropolitan Importance)</b>                  | <p>Aquatic flora. Wintering gadwall and shoveler. Breeding birds include kingfisher, little ringed plover, skylark and yellow wagtail.</p> <p>Located approximately 250 m east of the Site separated by a minor road and Pymme’s Brook with no habitat or hydrological connectivity to the Site.</p> | <p>Details of legislation relating to Non-Statutory Designated Sites is provided in Appendix C.</p> <p>The impact of the proposed demolition and site remediation works proposed under Stage 3A are considered to result in a negligible impact upon these ecological receptors.</p> <p>Although the risk of (air) pollution or (noise) disturbance impacting on the non-statutory designations is negligible, relevant best practice guidelines should be exercised during demolition and site remediation phases, as discussed above in relation to Statutory Designated Sites.</p> | During demolition and site remediation |
| <b>Tottenham Marshes HgBL13 SINC (Borough Grade I Importance)</b>      | <p>Running water, scattered trees, scrub, semi-improved neutral grassland, tall herbs, wet grassland.</p> <p>Located approximately 60 m east of the Site separated by Pymme’s Brook with no habitat or hydrological connectivity to the Site.</p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |
| <b>Tottenham Marshes East WFB107 SINC (Borough Grade I Importance)</b> | <p>Scattered trees, scrub, semi-improved neutral grassland, tall herbs.</p> <p>Located approximately 300 m east of the Site separated by Pymme’s Brook, River Lee Diversion and River Lee (or Lea), with no habitat or hydrological connectivity.</p>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |
| <b>Banbury Reservoir WFB104 SINC (Borough Grade I Importance)</b>      | <p>Hedge, pond/lake, roughland, running water, scattered trees, scrub, semi-improved neutral grassland, tall herbs. Waterfowl including various gulls, grey heron, tufted duck and great crested grebe.</p>                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |

<sup>7</sup> Where non-statutory designated sites are situated outside of the Site boundary, the distance and direction is given to the closest point that the designated site is from the Site. Habitats and species present (in *italics*) adapted from non-statutory sites citation data supplied by GiGL.



|                                                                                                 |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                  |                                        |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                                                 | Located approximately 365 m east of the Site separated by a minor road, Pymme's Brook, River Lee Diversion and River Lee (or Lea), with no habitat or hydrological connectivity.                                                                                                                      |                                                                                                                                                                                                                  |                                        |
| <b>Tottenham Hale to Northumberland Park Railsides HgBL15 SINC (Borough Grade II Importance</b> | Rough grassland, scrub and mature woodland.<br><br>Located approximately 340 m west of the Site separated by industrial development and major roads, with no habitat or hydrological connectivity.                                                                                                    |                                                                                                                                                                                                                  |                                        |
| <b>Marsh Lane Allotments HgL19H SINC (Local Importance)</b>                                     | Allotments and scattered trees.<br><br>Located approximately 350 m south of the Site separated by industrial development, with no habitat or hydrological connectivity.                                                                                                                               |                                                                                                                                                                                                                  |                                        |
| <b>Habitats</b>                                                                                 |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                  |                                        |
| <b>Irreplaceable Habitats including Ancient and veteran trees</b>                               | A review of the Woodland Trust Ancient Tree Inventory <sup>8</sup> showed no individual ancient or veteran trees within 50 m of the Site. No other irreplaceable habitats were identified on the Site during the desk study.                                                                          | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary.   | N/A                                    |
| <b>Priority Habitats: Deciduous Woodland</b>                                                    | The search on MAGIC identified five parcels of deciduous woodland <sup>9</sup> within 500 m of the Site. The closest deciduous woodland parcel (2.02 ha) is located approximately 50 m south east of the Site separated from the Site by Pymme's Brook, with no habitat or hydrological connectivity. | The impact of the proposed demolition and site remediation works proposed under Stage 3A are considered to result in a negligible impact upon this ecological receptors.<br><br>However, it is recommended that: | During demolition and site remediation |

<sup>8</sup> Woodland Trust *Ancient Tree Inventory* [Online]. Available at: <https://ati.woodlandtrust.org.uk/> [Accessed: 23/01/2024]

<sup>9</sup> The National Forest Inventory lists deciduous woodland as a habitat. In the absence of a detailed assessment of these woodland parcels, they are considered priority lowland mixed deciduous woodland on a precautionary basis as part of this assessment.



|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Measures to prevent air pollution to woodland<sup>10</sup> near to the Site should be implemented throughout the works. Although the trees may not be of any particular intrinsic nature conservation value, they have the potential to support protected species, as described below; and</li> <li>Relevant best practice guidelines should be exercised as discussed above in relation to Statutory Designated Sites.</li> </ul>                            |                                        |
| <b>Priority Habitats:<br/>Open Mosaic<br/>Habitats on<br/>Previously<br/>Developed Land</b> | <p>The search on MAGIC identified three parcels of open mosaic habitats on previously developed land within 500 m of the Site. The closest being parcel is located approximately 60 m east of the north eastern extent of the Site separated from the Site by a minor road and Pymme's Brook, with no habitat or hydrological connectivity.</p> <p>No other priority habitats were identified within 500 m of the Site during the desk study.</p> <p>Due to the small-scale, likely limited timescale and nature of the works and the distance and lack of connectivity, the potential for impacts on these priority habitats is considered to be negligible.</p> | <p>The impact of the proposed demolition and site remediation works proposed under Stage 3A are considered to result in a negligible impact upon this ecological receptors.</p> <p>However, it is recommended that:</p> <ul style="list-style-type: none"> <li>Measures to prevent air pollution to habitats near to the Site should be implemented throughout the works</li> </ul> <p>Relevant best practice guidelines should be exercised as discussed above in relation to Designated Sites.</p> | During demolition and site remediation |
| <b>Protected and Priority Species</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |
| <b>Badgers</b>                                                                              | <p>Greenspace information for Greater London (GiGL) provided no recent records of badger within 500 m of the Site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and                                                                                                                                                                                                                                                                                                                                              | N/A                                    |

<sup>10</sup> British Standards Institution (2012). Guide for Trees in relation to design, demolition and construction: recommendations. BS5837:2012.

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                       | Habitats within the Site affected by the proposed works are of negligible value for badgers. No suitable habitats for sett-building, foraging and commuting are present on the Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | therefore no recommendations are considered necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |
| <b>Bats</b>           | <p>GiGL provided recent records of several bat species within 2 km of the Site. The closest record was approximately 500 m south for Daubenton's bat, Leisler's bat, Nathusius's pipistrelle, common pipistrelle and soprano pipistrelle. No recent records for bat roosts were provided within 2 km of the Site.</p> <p>The warehouse building offers negligible potential for roosting bats due to the predominately corrugated metal panel upper walls and roofing. The interior of the building is of an open plan design with (what is understood to be) office / storage spaces on the upper floor (see Site Photographs A.3).</p> <p>The nearby Pymme's Brook and adjacent woodland may offer suitable habitat for foraging and commuting bats and may offer opportunities for bat roosting.</p> <p>The search for granted EPS licence applications identified one result within 2 km (end date) 31/05/2020 approximately 1.8 km south east. This is not considered to be a potential constraint.</p> | <p>Bats and their roosts have full legal protection as European Protected Species (see Appendix C).</p> <p>It is anticipated that works will only be undertaken in daylight hours and therefore any impacts from the proposed works are considered to be negligible.</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> <li>Should there be any need for night working, a sensitive lighting strategy following the bat lighting guidance note<sup>11</sup> to ensure the Pymme's Brook and adjacent woodland aren't impacted</li> </ul> | During demolition and site remediation |
| <b>Hazel Dormouse</b> | GiGL provided no recent records of hazel dormouse within 500 m of the Site. MAGIC returned no EPS licences for hazel dormouse within 500 m of the Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary.                                                                                                                                                                                                                                                                                                                                              | N/A                                    |

<sup>11</sup> Bats and artificial lighting in the UK: Guidance Note 08/18. Bat Conservation Trust 2018 [available online: \(bats.org.uk\)](https://www.bats.org.uk/)



|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                  | Habitats within the Site affected by the Scheme are of negligible value for hazel dormouse. No suitable habitat for hazel dormouse is present on the site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |
| <b>Birds</b>                     | <p>GiGL provided numerous recent records for breeding birds and wintering birds within 500 m of the Site, including 11 Schedule 1 bird species<sup>12</sup>.</p> <p>Walthamstow Reservoirs SSSI is located approximately 465 m south east and provides suitable habitat for wintering birds.</p> <p>Opportunities for nesting birds are limited due to the construction of the warehouse building (as described for Bats above) and the lack of vegetation within the Site boundaries.</p> <p>Woodland habitat 60 m east of the Site is potentially suitable for nesting birds, as is ephemeral vegetation growing in the National Grid compound adjacent to the north east of the Site, south of Leaside Road.</p> | <p>No tree felling or vegetation clearance is anticipated to be required (other than the minimal amount of sparse ephemeral vegetation within the Site boundaries) and therefore no impacts from the proposed works are anticipated.</p> <p>In the unlikely event that any nesting birds are identified during the works, they should be left in situ for their entire nesting period until the young birds have fledged. Alternative approaches to the works will need to be proposed e.g. leaving an exclusion zone around the nest to avoid disturbance.</p> | During demolition and site remediation |
| <b>Great crested newts (GCN)</b> | <p>GiGL provided no recent records of amphibians including GCN within 500 m of the Site.</p> <p>Habitats on the Site are of negligible potential for GCN. No suitable terrestrial or aquatic habitats for amphibians are present on the Site.</p> <p>The desk study identified no suitable breeding habitats for GCN within the Site and within 500 m of the Site. With no ponds within 500 m it is highly unlikely GCN will be present on Site. Therefore, this species is not considered to pose a constraint to the Scheme.</p>                                                                                                                                                                                  | The proposed demolition and site remediation works proposed under Stage 3A are not considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary.                                                                                                                                                                                                                                                                                                                                                 | N/A                                    |

<sup>12</sup> Birds which are protected by special penalties: [Wildlife and Countryside Act 1981 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1981/69)



|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                |     |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Otter</b>                                   | <p>GiGL provided no recent records for otter within 500 m of the Site. MAGIC returned no EPS licences for otter within 500 m of the Site</p> <p>Habitats affected by the proposed works are of negligible value for otter. No suitable habitat for otter is present on Site.</p> <p>It is considered unlikely that otters would use Pymme's Brook as it is culverted, small in size and contains steep concrete banks.</p> | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary. | N/A |
| <b>Water vole</b>                              | <p>GiGL provided no recent records for water vole within 500 m of the Site</p> <p>Habitats affected by the proposed works are of negligible value for water vole. No suitable habitat for water vole is present on Site.</p> <p>It is considered unlikely that water voles would use Pymme's Brook as it is culverted, small in size and contains steep concrete banks.</p>                                                | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary. | N/A |
| <b>Reptiles</b>                                | <p>GiGL provided one record for grass snake approximately 200 m south-east of the Site but separated by Pymme's Brook, River Lee Diversion and River Lee (or Lea) with no habitat or hydrological connectivity.</p> <p>Habitats affected by the proposed works are of negligible value for reptiles. No suitable habitat for reptiles is present on Site.</p>                                                              | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary. | N/A |
| <b>Protected/priority<br/>13 Invertebrates</b> | GiGL provided no recent records for priority invertebrates within 500 m of the Site.                                                                                                                                                                                                                                                                                                                                       | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result                                                                                                         | N/A |

<sup>13</sup> Taken as principal species for the conservation of biodiversity listed under Section 41 of the Natural Environment and Rural Communities Act 2006; any invertebrate listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended); any invertebrate listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended); any invertebrate listed in the IUCN Invertebrate Red Data Book (1991); and any invertebrate listed under the local biodiversity action plan.



|                                                         |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |     |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                         | Habitats affected by the proposed works are of very limited value for notable invertebrates. No suitable habitat for notable invertebrates is present on Site.                                                                                   | in any impacts upon this ecological receptor and therefore no recommendations are considered necessary.                                                                                                        |     |
| <b>Protected/priority<sup>14</sup> plants and fungi</b> | GiGL provided no recent records of priority plants or fungi within 500 m of the Site.<br><br>Given the nature of the Site and the scale of the works, the potential for impacts on priority plants are considered very unlikely.                 | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary. | N/A |
| <b>Invasive Non-Native Plant Species (INNPS)</b>        | GiGL provided no recent records for invasive non-native plant species (INNPS) within 500 m of the Site.<br><br>With only sparse and limited amount of ephemeral vegetation present it is highly unlikely that INNPS will be encountered on Site. | The proposed demolition and site remediation works proposed under Stage 3A are no considered to result in any impacts upon this ecological receptor and therefore no recommendations are considered necessary. | N/A |

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<sup>14</sup> Taken as principal species for the conservation of biodiversity listed under Section 41 of the *Natural Environment and Rural Communities Act 2006*; any species listed under Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended); any species listed under Schedule 5 of the *Conservation of Habitats and Species Regulations 2017* (as amended); any species listed in an IUCN Red Data Book; and any other species listed under the local biodiversity action plan.



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### General Recommendations

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- General measures should be implemented to avoid potential impacts on any wildlife individuals that may be present within the Site. Storage areas should be kept tidy and free from hazards, and any excavations should be covered or a means of escape should be provided to prevent animals (e.g. hedgehogs, foxes) from entering them and becoming trapped;
  - If any protected species or evidence of legally protected species, or any non-native invasive plant species, are unexpectedly encountered at any point during the works, all works should cease and an ecologist should be contacted for further advice on how to proceed; and
  - If works do not start on site within one year, i.e. by January 2025, the ecological constraints should be re-appraised.
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## 3.1 Report Validity

In the event of scope or programme changes or if works do not commence within 12 months of the date of this report then updates may be required to ensure the validity of the data, as per CIEEM guidance<sup>15</sup>.

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<sup>15</sup> CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

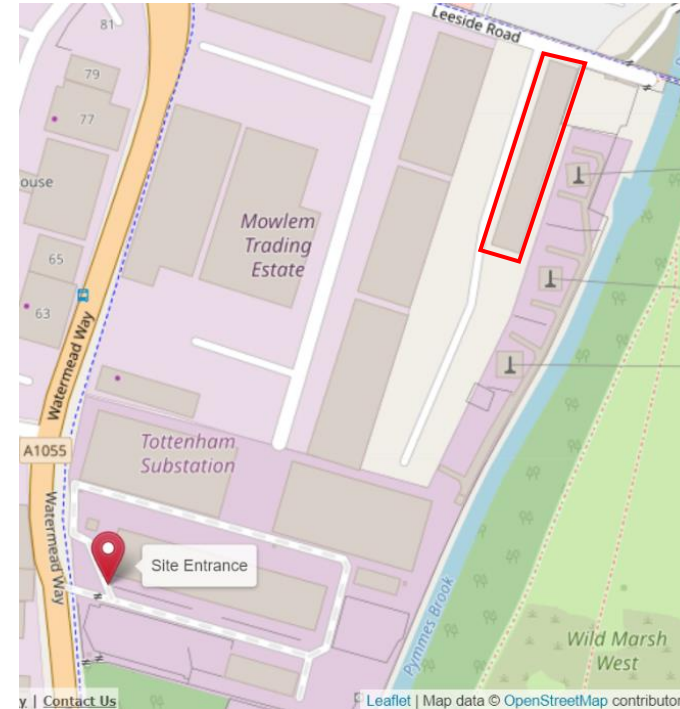
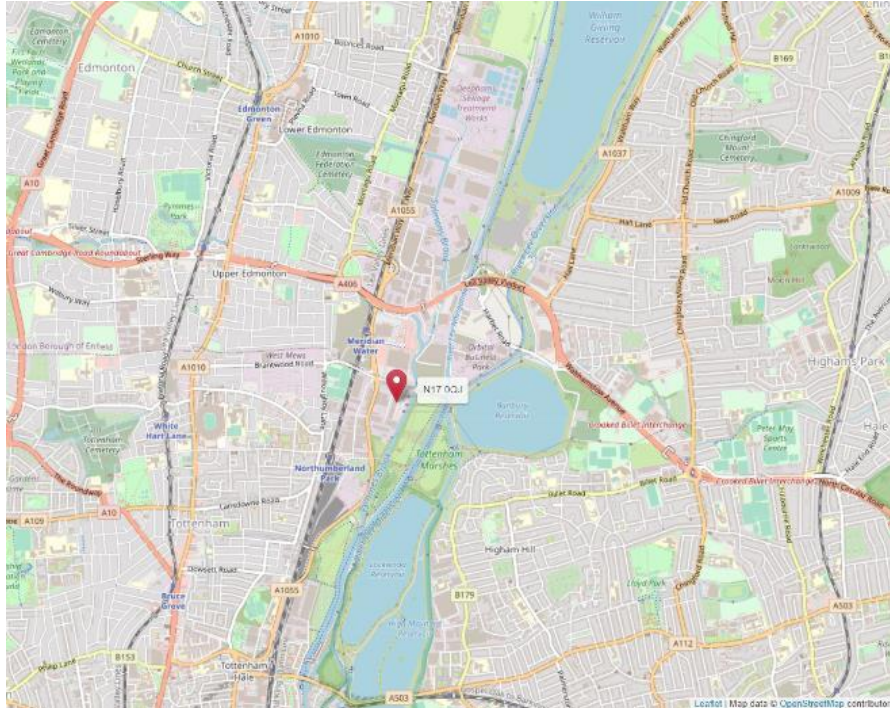


# APPENDICES

# Appendix A. Site Location Plan and Site Layout Plan

## A.1 Site Location Plan

The building proposed for demolition is outlined in red in the figure on the right below:





## A.3 Site Photographs



View of Site towards south west from Leaside Road



View of Site towards south east from Leaside Road

# Appendix B. Methods

## B.1 Desk Study

The geographical area for obtaining ecological data through desk studies has been determined using best practice guidance) and professional judgement. Baseline data has been gathered from a range of sources through data requests, consultation, and using online resources as outlined below. This included data gathering in relation to statutory and non-statutory designated sites and protected and priority species<sup>16</sup>. The study areas used for the data gathering are detailed in Table 2-1. The desk study for the previous PEA was undertaken on 01 May 2023. The desk study review for this addendum was undertaken between 23-24 January 2024. For species records reviewed, only those within 10 years of the data collection date have been considered within the assessment.

The following online resources were re-visited to inform this addendum:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website<sup>17</sup>; and
- Woodland Trust Ancient Tree Inventory<sup>18</sup>.

Ordnance Survey maps and the Grid Reference Finder website (<https://gridreferencefinder.com/>) were used to identify the presence of water bodies within 500 m of the Site boundary, in order to establish if the land within and immediately surrounding the Site could be used as terrestrial habitat for great crested newts. This species typically uses suitable terrestrial habitat up to 500 m from a breeding pond<sup>19</sup>. However, there is a notable decrease in great crested newt abundance beyond a distance of 250 m from a breeding pond<sup>20</sup>.

Greenspace Information for Greater London (GiGL) records of protected and priority species and habitats and details of non-statutory designated sites for nature conservation (as supplied in May 2023 for the previously issued PEA for Stage 3B) were reviewed for this desk study.

**Table 3-2 - Data search areas**

| Data Type                                      | Search area – distance from Scheme boundary |
|------------------------------------------------|---------------------------------------------|
| Statutory designated sites                     | 1 km                                        |
| Non-statutory designated sites                 | 500 m                                       |
| Irreplaceable habitats (e.g. Ancient woodland) | 500 m                                       |
| Ancient and veteran trees                      | 50 m                                        |
| Priority habitats (including) and species      | 500 m (extended to 2 km for bats)           |

<sup>16</sup> These are defined in CIEEM (2017) Guidelines for Preliminary Ecological Appraisal 2nd Edition.

<sup>17</sup> Multi-Agency Geographic Information for the Countryside (MAGIC) [Online]. Available at: <https://magic.defra.gov.uk/> [Accessed 23/01/2024].

<sup>18</sup> Woodland Trust *Ancient Tree Inventory* [Online]. Available at: <https://ati.woodlandtrust.org.uk/> [Accessed: 23/01/2024]

<sup>19</sup> English Nature (2004). Great Crested Newt Mitigation Licences

<sup>20</sup> English Nature (2004). An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (ENRR576) <http://publications.naturalengland.org.uk/publication/134002>

## B.2 Limitations

This section identifies any limitations to the assessment and provides an explanation as to the effect of these on the appraisal.

The search for waterbodies within 500 m of the Site was undertaken by using Ordnance Survey plans and aerial photographs only. These sources may not show all ponds and or waterbodies within 500 m of the Site boundary and therefore some waterbodies may not have been identified.

The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats.

The desk study reviewed the Woodland Trusts Veteran Trees inventory. This provides records of veteran trees, but is not an exhaustive list and other veteran trees may be present in the area.

GIGL records are not exhaustive, and the absence of records does not demonstrate the absence of species.

The desk study and ecological data search (for the previous Stage 3B PEA) as reviewed for this addendum was undertaken in May 2023, approximately 7 months prior to time of writing. However, as this time gap is less than 12 months it is considered that the information reviewed remains valid.

No updated walkover survey has been undertaken of the Site to inform this addendum.

The above limitations have been addressed through taking the precautionary approach within the appraisal.



## Appendix C. Summary of Relevant Ecological Legislation

| Species                            | Legislation                                                                | Relevant offences                                                                                                                                                                                                                                                                 | Licensing procedures and guidance                                                                                                                                                                                                                                                                                     |
|------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bats<br>European protected species | Conservation of Habitats and Species Regulations 2017 (as amended) Reg 43. | Deliberately <sup>21</sup> capture, injure or kill a bat; deliberate disturbance <sup>22</sup> of bats; or damage or destroy a breeding site or resting place used by a bat.<br><br>[The protection of bat roosts is considered to apply regardless of whether bats are present.] | Mitigation licences issued for development by Natural England (NE).<br>Guidance documents:<br>NE Standing Advice for protected species 2022<br>European Protected Species: Mitigation Licensing - How to get a licence (NE 2013)<br>Bat Mitigation Guidelines (English Nature 2023)<br>Bat Workers Manual (JNCC 2004) |
|                                    | Wildlife and Countryside Act 1981 (as amended) Schedule 5, Section 9.      | Intentionally kill, injure or take a bat; intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or disturb <sup>23</sup> a bat in such a place.                                                                 | Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.                                                                                                                                                                     |

<sup>21</sup> Deliberate capture or killing is taken to include “accepting the possibility” of such capture or killing.

<sup>22</sup> Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.

<sup>23</sup> Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 (as amended) remain an offence under the Wildlife and Countryside Act 1981 (as amended) although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided.



|       |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Birds | Wildlife and Countryside Act 1981 (as amended) Schedule 1 (some species only). | <p>Intentionally kill, injure or take any wild bird; intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; intentionally take or destroy the nest or eggs of any wild bird.</p> <p>Intentionally or recklessly disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species [e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover].</p> | <p>No licences are available to disturb any birds in regard to development.</p> <p>Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development.</p> <p>General licences are available in respect of 'pest species' but only for certain very specific purposes, e.g. public health, public safety, air safety.</p> <p>Guidance documents:</p> <p>NE Standing Advice for protected species 2022</p> |
|-------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Site Designation                                                                   | Legislation                                                                                                                                                                                | Protection                                                                                                                                                                                                                                                                                                                                                                                       | Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special Protection Area (SPA)<br>Wetland of International Importance (Ramsar site) | Conservation of Habitats and Species Regulations 2017 (as amended)<br><br>Convention on Wetlands of International Importance especially as Waterfowl Habitat 1971 (the Ramsar Convention). | Assessment of the implications of plans and projects is effected through Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended), in particular Regs 61 – 69.<br><br>The legislation for the Sites of Special Scientific Interest which underpin each designation also applies.<br><br>These sites are given protection through policies in the Local Development Plan. | Formal Appropriate Assessment is required to be undertaken by the competent authority before undertaking, or giving consent, permission or other authorisation for a plan or project which is likely to have a significant effect on such a site.<br><br>Guidance documents:<br><br>The National Planning Policy Framework (Department for Communities and Local Government, July 2021), with particular reference to Policy 15 Conserving and enhancing the natural environment.<br><br>The Government Circular: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System (ODPM Circular 6/2005 & Defra Circular 01/2005) (the joint Circular).<br><br>The Habitats Regulations Assessment Handbook, DTA Publications Ltd. |
| Site of Special Scientific Interest (SSSI)                                         | Wildlife and Countryside Act 1981 (as amended)                                                                                                                                             | It is an offence to carry out or permit to be carried out any potentially damaging operation.<br><br>SSSIs are given protection through policies in the Local Development Plan.                                                                                                                                                                                                                  | Owners, occupiers, public bodies and statutory undertakers must give notice and obtain the appropriate consent under Section 28 before undertaking operations likely to damage a SSSI.<br><br>Section 28G places a duty on all public bodies to further the conservation and enhancement of SSSIs.<br><br>Guidance documents:<br><br>The National Planning Policy Framework (Department for Communities and Local Government, July 2021),                                                                                                                                                                                                                                                                                                                                       |

|                                                                |                                                    |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                |                                                    |                                                                                  | with particular reference to Policy 15, and the joint Circular.                                                                                                                                                                                                                                                                                                                                                                                           |
| Local Sites (e.g. Sites of Importance for Nature Conservation) | There is no statutory designation for local sites. | Local sites are given protection through policies in the Local Development Plan. | <p>Development proposals that would potentially affect a local site would need to provide a detailed justification for the work, an assessment of likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged.</p> <p>Guidance documents: The National Planning Policy Framework (Department for Communities and Local Government, July 2021), with particular reference to Policy 15, and the joint Circular.</p> |





## Appendix D. Preliminary Ecological Appraisal



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