

MKA
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Ecological Impact Assessment

Shepherds Hill, Parkland Walk

Site	Shepherds Hill, Parkland Walk
Project number	124422
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Author(s)	Henry Wyn-Jones	<i>Henry Wyn-Jones</i>
Reviewed by	Rory Roche ACIEEM	<i>R. Roche</i>
Authorised by	Rory Roche ACIEEM	<i>R. Roche</i>
Contact	MKA Ecology Limited, 01763 262211, info@mkaecology.co.uk	

Declaration of compliance



The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

We are a Chartered Institute of Ecology and Environmental Management (CIEEM) Registered Practice. All of our ecologists are members of CIEEM and between them carry licences for the majority of protected species.

This Ecological Impact Assessment has been undertaken in accordance with British Standard 42020:2013 *Biodiversity, Code of practice for planning and development*, CIEEM's *Guidelines for Ecological Impact Assessment in the UK and Ireland* (CIEEM, 2022) and CIEEM's *Guidelines for Ecological Report Writing* (CIEEM, 2017a). A review of this report against CIEEM's EcIA Checklist is provided in Appendix 5.

Validity of data

Unless stated otherwise the information provided within this report is valid for a maximum period of 24 months from the date of surveys. If works at the site have not progressed by this time an updated site visit may be required in order to determine any changes in site composition and ecological constraints.

CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION	6
2.1.	Aims and scope of Ecological Impact Assessment	6
2.2.	Site description and context	6
2.3.	Proposed development.....	7
2.4.	Legislation and planning policy.....	7
2.5.	Author and reviewer.....	8
3.	METHODOLOGIES.....	11
3.1.	Scope of the assessment	11
3.2.	Desktop study	12
3.3.	Field surveys and assessments	12
3.4.	Constraints.....	13
3.5.	Assessment	13
4.	BASELINE CONDITIONS	14
4.1.	Designated sites	14
4.2.	Habitats of Principal Importance.....	14
4.3.	Invasive species	15
4.4.	Invertebrates.....	15
4.5.	Reptiles.....	16
4.6.	Breeding birds.....	16
4.7.	Bats.....	16
4.8.	Badger	17
5.	DESCRIPTION OF PROPOSALS	18
6.	ASSESSMENT OF EFFECTS AND MITIGATION	19
6.1.	Designated sites	19
6.2.	Habitats of Principal Importance.....	20
6.3.	Invasive species	21
6.4.	Invertebrates.....	21
6.5.	Reptiles.....	22
6.6.	Breeding birds.....	22
6.7.	Bats (foraging and commuting)	23
6.8.	Bats (roosting)	23

6.9.	Badger	24
6.10.	Cumulative effects	24
7.	SUMMARY	25
8.	ECOLOGICAL COMPENSATION AND ENHANCEMENT	27
8.1.	Compensation.....	27
8.2.	Enhancements.....	27
9.	LONG-TERM MANAGEMENT AND MAINTENANCE	28
9.1.	Woodland HPI and SINC	28
9.2.	Invasive species	28
9.3.	Bird boxes	28
9.4.	Bat boxes	29
9.5.	Invertebrate features.....	29
10.	CONCLUSIONS	30
11.	REFERENCES	31
12.	APPENDICES	33
12.1.	Appendix 1: Relevant wildlife legislation and planning policy.....	33
12.2.	Appendix 2: Evaluation and assessment methodology	42
12.3.	Appendix 3: Site photographs	45
12.4.	Appendix 4: Enhancement features	52
12.5.	Appendix 5: EcIA Checklist	55
12.6.	Appendix 6: Reports	57

1. EXECUTIVE SUMMARY

This Ecological Impact Assessment (EclA) was commissioned by Haringey Council to provide information on the potential impacts of the proposed BMX track development at Shepherds Hill, Parkland Walk. The baseline Preliminary Ecological Appraisal (PEA) surveys that have informed this EclA were carried out on 21 February 2022 and 25 February 2025.

The proposed development is for the construction of a sealed surface BMX track in place of a bare ground BMX track that is already present at the Site.

A number of ecological features and habitat designations are present that require specific measures to be put in place during the construction phase of the development in order to ensure compliance with legislation and policy. These are regularly encountered ecological constraints with standardised mitigation measures. All appropriate mitigation measures should be detailed in full within a Construction Environmental Management Plan (CEMP). Features that require mitigation works are:

- **Designated sites:** A number of mitigation measures will be put in place during the construction phase of the development so as to ensure that the integrity of Parkland Walk, Queen's Wood, and Highgate Wood Site of Importance for Nature Conservation (SINC) is maintained. Connectivity of the SINC is not expected to be affected by the development. **No residual effects.**
- **Habitats of Principle Importance (HPI's):** A number of mitigation measures will be put in place during the construction phase of the development so as to ensure that the integrity of the Woodland HPI is maintained. **No residual effects.**
- **Invasive non-native species:** Sensitive removal of all instances of invasive plant species will be undertaken, with arisings disposed of as controlled waste. **Long-term minor positive effect.**
- **Invertebrates:** Removal of deadwood features and areas of bare ground are expected from the development. Construction phase mitigation and deadwood features will be installed at the Site as compensation along with areas of bare ground for invertebrates. **Long-term minor positive effect.**
- **Reptiles:** Any potential habitat or hibernacula clearance required should be undertaken under a destructive search methodology. **Long-term minor positive effect.**
- **Breeding birds:** Ground and vegetation clearance works will avoid the breeding bird season (March to August inclusive) or be preceded by a nesting bird check conducted by an experienced ornithologist. Bird boxes will be installed on trees. **Long-term minor positive effect.**
- **Foraging and commuting bats:** No trees will be removed during the development and no lighting is proposed. Site connectivity will be maintained. **No residual effects.**

- **Roosting bats:** No trees will be removed during the development and no lighting is proposed. Bat boxes will be installed on retained trees. **Long-term minor positive effect.**
- **Badgers:** The development will follow mitigation measures during the construction phase to insure no harm to this species. **No residual effects.**

Following the issue of the National Planning Policy Framework (NPPF), all planning decisions should aim to maintain and enhance, restore or add to biodiversity and geological conservation interests. A number of ecological enhancements will be implemented including the installation of bird and bat boxes, the creation of invertebrate habitat, and the provision of deadwood features.

2. INTRODUCTION

2.1. Aims and scope of Ecological Impact Assessment

In February 2025, MKA Ecology Ltd was commissioned by Haringey Council to undertake an Ecological Impact Assessment (EclIA) for the development of a BMX track at Shepherds Hill, Parkland Walk.

The aims of this assessment are:

- To establish baseline ecological conditions at the Site;
- To identify and describe all potentially significant ecological effects associated with the proposed development;
- To set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects;
- To identify how mitigation measures will be secured;
- To provide an assessment of the significance of any residual effects;
- To identify appropriate enhancement measures; and
- To set out any requirements for post-construction monitoring.

2.2. Site description and context

The Site boundary comprises a pocket of deciduous woodland bisected by a tarmac pathway. The woodland is listed on the Priority Habitat Inventory (Forestry Commission, 2020), and contains a mix of sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, silver birch *Betula pendula*, goat willow *Salix caprea* and pedunculate oak *Quercus robur*. The habitats present at the Site are shown in Figure 1 below.

An informal BMX track has been created by local residents in a clearing within the woodland. The track is dominated by areas of bare ground with patches of ruderal and ephemeral vegetation with scattered trees within and on the boundary of the track. Permanent fencing runs directly to the north of the track, separating the Site from

The Site is bounded by Shepherd's Hill, the A1, Highgate station and residential housing. The Site is designated as part of the Parkland Walk, Queen's Wood, and Highgate Wood Metropolitan Grade SINC with permanent fencing running directly to the north of the BMX track, splitting the parcel of the SINC in two. As well as the SINC designation the Parkland Walk Local Nature Reserve (LNR) lies 0.05km south-east of the Site; and the Queen's Wood LNR lies 0.2km north. The Site is well connected to the designated sites and ancient woodland present in the surrounding area. The extent of the designated sites are shown in Figure 2 below.

2.3. Proposed development

The current development proposals involve the creation of a new sealed surface BMX track in the footprint of the existing informal track. The existing informal BMX track is currently of health and safety concern to Haringey Council; formalising the track will address this. No trees are to be felled in the development and no lighting is proposed. The permanent fencing north of the BMX track is to be retained.

2.4. Legislation and planning policy

This EclA has been made with reference to relevant wildlife legislation and planning policy. Relevant legislation considered within the scope of this document includes the following:

- The Environment Act 2021;
- The Wildlife and Countryside Act 1981;
- The Conservation of Habitats and Species Regulations 2017;
- Natural Environment and Rural Communities (NERC) Act 2006;
- The Countryside and Rights of Way (CROW) Act 2000;
- Protection of Badgers Act 1992; and
- Wild Mammals (Protection) Act 1996.

Further information is provided in Appendix 1, including levels of protection granted to the species considered in Section 3.3

In addition to obligations under wildlife legislation, the revised National Planning Policy Framework (NPPF) updated on 07 February 2025 requires planning decisions to contribute to conserving and enhancing the local environment.

Given that the Site is located within London, consideration of the London Plan 2021 has also been given. The new London Plan contains a number of policies relating to biodiversity, a brief summary of which are set out below:

- Policy G1 Green infrastructure;
- Policy G5 Urban greening;
- Policy G6 Biodiversity and access to nature;
- Policy G7 Trees and woodlands; and
- Policy G8 Food growing.

The London Borough of Haringey has produced an adopted Local Plan Strategic Policies 2017-2026 document which covers the below policies relating to biodiversity and habitat conservation. In particular Policy SP13: Open Space and Biodiversity states:

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

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nestingg/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).*

A new Local Plan is currently consultation.

Haringey Council have produced a Biodiversity Action Plan (BAP) (Haringey Council, 2023a), which identifies a series of local priority habitats and species. There is also a BAP for Greater London (London Biodiversity Partnership, 2022), which identifies regional priority habitats and species.

Further details are provided in Appendix 1.

2.5. Author and reviewer

The initial Preliminary Ecological Appraisal (PEA) and Daytime Bat Roost Assessment were undertaken by Rory Roche ACIEEM, Senior Ecologist at MKA Ecology Ltd. Rory has nine years' experience within the industry conducting PEA and Preliminary Roost Assessments (PRA), and holds a Natural England Class 1 bat licence. The update baseline survey was undertaken and report written by Henry Wyn-Jones, Ecologist at MKA Ecology Ltd. Henry has two years' experience undertaking ecological surveys and writing ecological reports. This report has been reviewed and approved by Rory.

Figure 1: UK Habitat Classification Map of Shepherds Hill, Parkland Walk



Target Notes: 1 – Deadwood features, 2 – Mammal push through

Invasive Species: 1 – Green alkanet *Pentaglottis sempervirens* (Photograph 7, Appendix 3), 2 – Cherry laurel *Prunus laurocerasus* (Photograph 8, Appendix 3), 3 – Wall cotoneaster *Cotoneaster horizontalis* (Photograph 9, Appendix 3), 4 – Holm oak *Quercus ilex* (Photograph 10, Appendix 3), 5 – Three-cornered garlic *Allium triquetrum* (Photograph 11, Appendix 3).

Figure 2: Designated Sites Map



3. METHODOLOGIES

3.1. Scope of the assessment

This EcIA has been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) *Guidelines for Ecological Impact Assessment in UK and Ireland* (CIEEM, 2022).

Following the results of the PEA survey and the Daytime Bat Roost Assessment (MKA Ecology Ltd, 2022) and the scope of works, the Zone of Influence (ZOI) is considered to be at a **Local level** with regards to species constraints. The ZOI with regards to protected habitats and designated sites is considered to be at the **County level**.

Protected and notable habitats, species or species groups which were scoped out at the PEA technical note stage (MKA Ecology Ltd, 2023) are listed below and are not considered further within the scope of this assessment:

- Amphibians: No waterbodies are present within 250m of the Site; any water bodies that are present beyond 250m of the Site have no connectivity to the Site due to roads and physical barriers present in the surrounding landscape;
- Fish: Absence of suitable habitat to support notable and protected fish species;
- Semi-aquatic mammals: Absence of suitable habitat for otter *Lutra lutra*, beaver *Castor fiber*, and water vole *Arvicola amphibius*;

It is considered that the ecological features to which the development may impact upon are those pertaining to:

- Designated sites (Parkland Walk, Queen's Wood, and Highgate Wood SINC);
- Habitats, including Habitats of Principal Importance;
- Invertebrates
- Reptiles;
- Breeding birds;
- Bats (roosting and foraging); and
- Badger.

The assessment therefore only considers these features and species groups from this point onwards. Full results of the surveys which led to the above scope are provided in the respective reports, which are included within the following appendices:

- Preliminary Ecological Appraisal Technical Note: Appendix 7, and;
- Daytime Bat Roost Assessment Report: Appendix 8.

3.2. Desktop study

A data search was commissioned from Greenspace Information for Greater London (GiGL) with the study area being defined as TQ 28677 88102 and 10km radius for internationally designated sites, and a 2km radius for nationally designated sites and species records. The organisations listed in Table 1 were contacted with regard to biodiversity data.

Table 1: Organisations providing biodiversity data

Organisation	Data collected	Date collected
Multi-agency Geographic Information for the Countryside (MAGIC) www.magic.gov.uk	Information on local, national and international statutory protected areas.	27/02/2025
Greenspace Information for Greater London (GiGL)	Information on protected and notable sites and species within 2km of the Site	11/01/2023
Ordnance Survey maps and aerial photography	Information on protected and notable sites and species within 2km of the Site	27/02/2025
Plantlife Important Plant Areas	Location of hotspots for plant diversity and sites of importance for their conservation.	27/02/2025
Buglife Important Invertebrate Areas	Location of hotspots for invertebrate diversity and sites of importance for their conservation.	27/02/2025

3.3. Field surveys and assessments

The following field surveys were conducted at the Site:

- **Preliminary Ecological Appraisal (21 February 2022):** The survey was conducted by Rory Roche ACIEEM, Senior Ecologist (Level 1 class licence for bats) and Ross Oliver, Graduate Ecologist at MKA Ecology Ltd, and included a habitat survey (using UKHab methodology; UKHab, 2023), desktop study and protected species assessment. An assessment of the potential for the habitats on Site to support protected or notable species was made. This assessment was based on the quality, extent and interconnectivity of suitable habitats, along with the results of the desktop study. Full results are presented in Appendix 7.
- **Daytime Bat Roost Assessment (21 February 2022):** A ground-based assessment of trees proposed for removal was undertaken following guidance set out in Collins (2016) and Mitchell-Jones & McLeish (2004). Surveyors were Rory Roche ACIEEM, Senior Ecologist (Level 1 class licence for bats) and Ross Oliver, Graduate Ecologist at MKA Ecology Ltd. For any trees considered to provide roosting potential, the tree species and descriptions of suitable and actual roost features

were recorded (including height above ground level and aspect), as well as descriptions of evidence of bats found. Full results are presented in Appendix 8.

- **Update Preliminary Ecological Appraisal (25 February 2025):** The survey was conducted by Henry Wyn-Jones, Ecologist at MKA Ecology Ltd. An updated assessment of the potential for the habitats on Site to support protected or notable species was made. This assessment was based on the quality, extent and interconnectivity of suitable habitats.

3.4. Constraints

Preliminary Ecological Appraisal: It should be noted that a single visit cannot categorically ascertain the presence or absence of any protected species. However, an assessment is made of the likelihood for protected species to occur based on habitat characteristics and the ecology of each species. Where there is potential for protected species, additional survey work may be required to ascertain their presence or absence.

Data on species records obtained from local biological records centres are sometimes only available at low spatial resolutions and are constrained by the voluntary nature of the contributions and what has been chosen to be submitted as records. While these records provide a useful indication of species recorded in the local area, in particular protected or notable species, the data is not necessarily an accurate reflection of species assemblages or abundance in the vicinity.

3.5. Assessment

Ecological features are identified, evaluated and assessed with reference to the CIEEM Guidelines for EcIA (CIEEM, 2022). A detailed methodology is available in Appendix 2 and report specific methodologies in each relevant appendix.

4. BASELINE CONDITIONS

This section describes the ecological baseline and assesses the importance of ecological features relevant to the assessment for the designated sites, habitats and species recorded in this area. It includes summarised field survey data and relevant existing information gathered from the key documents relating to the Site.

4.1. Designated sites

Two internationally designated sites, Lea Valley Ramsar and SPA and Epping Forest SAC, are located within 10km of the Site. Given the nature and extent of the proposed works, however, no impacts resultant from the development proposals are anticipated on these designated sites.

The Site lies within Natural England Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (Natural England, 2019). However, the nature of the proposed development is such that it does not fall into a category of development that requires further consideration of the IRZ.

The Site lies within the Metropolitan Grade SINC of the Parkland Walk, Queen's Wood and Highgate Wood. The Site is afforded the highest level of SINC designation due to the presence of a number of rare and important habitats for London, including acid grassland and ancient woodland. These habitats support a number of rare and protected species, including locally important populations of bats. The SINC includes a disused railway line that acts as an important commuting habitat for wildlife within the area. Queen's Wood and the Parkland Walk are also designated as LNRs under Section 21 of the National Parks and Access to the Countryside Act 1949.

SINC of Metropolitan Importance are selected on a London-wide basis. Therefore, these ecological features are valued at the **County level**.

4.2. Habitats of Principal Importance

The UKHab survey undertaken as part of the PEA identified the deciduous broadleaved woodland within which the Site is listed on the Priority Habitat Inventory (Forestry Commission, 2020) and is recorded on the MAGIC database as deciduous woodland, a HPI listed on Section 41 of the NERC Act 2006. HPIs which have been identified as being the most threatened and require conservation action and protection.

The woodland contains a mix of sycamore, ash, silver birch, goat willow and pedunculate oak. A distinct understorey is present throughout much of the woodland, comprising holly *Ilex aquifolium*, hawthorn *Crataegus monogyna*, beech *Fagus sylvatica*, hazel *Corylus avellana*, elder *Sambucus nigra*, privet *Ligustrum vulgare*, and yew *Taxus baccata*. The ground flora is dominated by bare ground and leaf

litter, with occasional instances of pendulous sedge *Carex pendula*, bramble *Rubus fruticosus* agg., cleavers *Galium aparine*, broad-leaved dock *Rumex obtusifolius*, herb-robert *Geranium robertianum*, wood avens *Geum urbanum*, creeping buttercup *Ranunculus repens*, common nettle *Urtica dioica*.

The wider Parkland Walk, Queen's Wood and Highgate Wood SINC contains examples of ancient deciduous woodland. The Site itself, whilst contains a number of mature trees, is less developed than the woodlands it shares its SINC designation with. The ground flora within the development footprint is significantly degraded with an abundance of invasive non-native species. Despite this, the mature trees at the Site are likely to have high value within the local landscape, both independently and as part of a wider habitat mosaic. These ecological features are valued at the **Local level**.

4.3. Invasive species

A significant number of invasive non-native species were present during both the baseline survey efforts. These include species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) such as three-cornered garlic *Allium triquetrum* and wall cotoneaster *Cotoneaster horizontalis* that were found within the Red Line Boundary. Additionally, species listed on the London Invasive Species Initiative (LISI, 2014), such as green alkanet *Pentaglottis sempervirens*, cherry laurel *Prunus laurocerasus*, and holm oak *Quercus ilex* were encountered within the direct development footprint and within the Red Line Boundary. As a result, it is a legal requirement to control the spread of these species and dispose of arisings as controlled waste. These species outcompete native plant species and degrade the condition of the HPI.

The presence of invasive species at the Site is **confirmed** and the impact of these species is expected on a **Local level**.

4.4. Invertebrates

The data search returned a number of records for stag beetle *Lucanus cervus*, which is a species listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as a Species of Principal Importance (SPI) listed on the NERC Act (2006) and as a London BAP Priority Species (Greenspace information for Greater London (GiGL), 2018). The nearest record of stag beetle is located 0.2km west of the Site and dated from 2016; the most recent record for stag beetle is from 2020. A number of deadwood features are present both within the development footprint and the wider Site boundary which provide suitable habitat for this species.

Due to the known presence of populations within the habitats in the surrounding area, protected and notable invertebrates are valued at a **Local level**.

4.5. Reptiles

The data search returned records for grass snake *Natrix helvetica* and slow-worm *Anguis fragilis* within 2km of the Site. The nearest record was returned from located 1.2km west of the Site, dated from 2017; the most recent record is dated from 2018. All native reptiles are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) as amended and they are also SPI listed on the NERC Act 2006. The woodland understorey and ground flora offers some limited suitability for reptiles.

Due to the known presence of populations within the habitats in the surrounding area, reptile populations are valued at a **Local scale**.

4.6. Breeding birds

A large number of records for protected or notable bird species were returned by the data search, including species listed on Annex 1 of the Birds Directive, Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), Section 41 of the NERC Act 2006 and Birds of Conservation Concern 5 (Eaton et al., 2015).

The woodland canopy layer and understorey both offer breeding habitat for common and locally scarce nesting bird species. In particular the dense holly understorey north of the Site provides suitable breeding habitat for the Schedule 1 species of firecrest *Regulus ignicapilla*, that has been regularly recorded within the wider SINC in recent years. The bramble scrub within the development footprint provides suitable habitat for common breeding birds.

Due to the presence of suitable breeding habitat and known presence of notable and important populations within the habitats in the surrounding area, breeding birds are valued at a **Local level**.

4.7. Bats

The Day Time Bat Roost Assessment (MKA Ecology Ltd, 2022) identified a number of trees with Potential Roost Features (PRFs) suitable for either individual roosting bats (PRF-I) or multiple bats (PRF-M). The results of the Day Time Bat Roost Assessment are shown in Appendix 8. No trees within the development footprint contain PRFs. A number of trees within the wider Site boundary contain PRFs. The significance of the Site for roosting bats is valued at the **Local level**.

The woodland in connection with the wider habitats within the SINC offer significant opportunities for foraging and commuting bats. With the information available, the significance of the Site for foraging and commuting bats is valued at **Local level**.

4.8. Badger

Confidential records for badger were returned by the data search. Whilst the Site offers suitability for badger sett building and foraging, no signs of badger presence were identified during the survey with the mammal push through identified likely relating to fox *Vulpes vulpes* or dogs (Target Note 2, Figure 1; Photograph 14, Appendix 3). The wider Parkland Walk, Queen's Wood and Highgate Wood SINC provides numerous opportunities for badger. With the information available, the significance of the Site for badger is valued at **Local level**.

5. DESCRIPTION OF PROPOSALS

The proposed development aims to formalise an existing bare-ground BMX track that holds significant value for the local community. This formalisation addresses health and safety concerns previously raised by the council, ensuring a safer and more sustainable recreational space.

The footprint of the new BMX track will align with the existing layout. A sealed surface will be introduced, providing a durable and permanent feature that enhances usability and longevity. The confirmation of a track will help to limit the expansion of the BMX track further into the SINC. The development proposals do not include the installation of any lighting, the removal of any trees, or removal of boundary fencing to the north.

Impacts on habitats have been minimised as far as possible through the design of the scheme. Measures to avoid or minimise impacts are detailed in Table 2.

Table 2: Measures to avoid or minimise impacts on ecological features

Project element	Avoidance/minimisation measures	Habitats and species to benefit*
Layout	Use of existing BMX track footprint.	- Protected Sites: Parkland Walk, Queen's Wood and Highgate Wood SINC - HPIs: Woodland
Location	The proposals avoid impacting existing trees, no tree removal is necessary for the scheme.	- Protected Sites: Parkland Walk, Queen's Wood and Highgate Wood SINC - HPIs: Woodland - Bats - Breeding birds
Recreational pressure	The proposals are located immediately next to a sealed surface footpath and main road. Therefore, guiding cycle access away from woodland habitats.	- Protected Sites: Parkland Walk, Queen's Wood and Highgate Wood SINC - HPIs: Woodland

6. ASSESSMENT OF EFFECTS AND MITIGATION

The following assessment is based on combined information from the PEA survey undertaken in February 2022 and February 2025, and the desktop study.

6.1. Designated sites

Potential impacts

The construction phase of the proposed development has the potential to cause direct detrimental impacts to the Parkland Walk, Queen's Wood and Highgate Wood SINC through:

- Direct impacts to tree roots;
- Degradation of ground flora;
- Soil compaction and disturbance;
- Pollution;
- Spread of invasive non-native species; and
- Impacts to protected species listed within the SINC designation.

Mitigation and compensation measures

Provided appropriate management and mitigation measures are implemented during construction and species plans below, the impacts listed above can be avoided. Measures designed to maintain the integrity of Parkland Walk, Queen's Wood and Highgate Wood SINC during the construction phase should be detailed within a Construction Environmental Management Plan (CEMP) that should be produced for the project. The following mitigation measures should be put in place during the construction phase of the development, and formally be detailed within the CEMP to be produced, so as to ensure that the integrity of Parkland Walk, Queen's Wood and Highgate Wood SINC is maintained:

- The presence and importance of the SINC and HPI habitat will be communicated to all operatives through a toolbox talk;
- Erection of temporary Heras fencing zone equipped with a dust and debris net to protect the SINC and HPI from any airborne dust or damage, no works are to occur beyond this boundary;
- Any activities involving potential pollutants, such as concrete or fuel, should be carried out in dedicated areas which are designed so that spills, leaks, drips and contaminated run-off can be captured and properly disposed of;
- Works should only occur within daylight hours, with no temporary lighting to be implemented during construction;
- Stockpiles (for example soil, sand or hardcore) should be protected so that materials are not blown or washed away, or provide opportunities for badger sett creation;
- General demolition dust will be controlled by a continuous fine water spray from onsite supplies or done whilst it is raining;

- Excavations will be kept to only those necessary and will be covered overnight or otherwise a means of escape for mammals provided (wooden plank);
- Odour control is to be kept to a minimum. Plant will only be in operation during working hours;
- Avoid heavy plant where possible to prevent soil compaction;
- Generators will only be operated as and when required; and
- Identification and controlled removal of invasive non-native species.

The CEMP should combine the measures above with those from the Arboricultural Assessment with particular focus on avoiding damage to the tree roots at the Site.

Residual effects

No residual effects are anticipated as a result of the proposed development provided that the CEMP measures are adhered to.

6.2. Habitats of Principal Importance

Potential impacts

Any damage to or permanent removal of this habitat, especially mature trees and damage to their roots, will greatly reduce the biodiversity value of the Site. The development proposals have the potential to impact the composition and integrity of the ground flora and trees within the woodland HPI due to the movement of soil, spread of invasive species, damage to tree roots. No trees are being removed as part of the development.

Mitigation, compensation, and enhancement measures

The development footprint has low structural and species diversity that isn't consistent with the ground flora present within the wider woodland. Species that dominate this habitat include ruderal and ephemeral species and invasive non-native species. Removal of invasive and non-native species will enhance the HPI and provide opportunities for native ground flora to develop.

The construction phase of the development has the potential to damage roots of the mature trees. The Arboricultural Assessment for the Site details mitigation measures to avoid impacts to these important biodiversity features. Recommendations to avoid root damage should be detailed within the CEMP.

Residual effects

No residual effects are anticipated as a result of the proposed development provided that the CEMP measures are adhered to.

6.3. Invasive species

Potential impacts

The invasive species recorded within the Site, green alkanet (Invasive Species 1, Figure 1; Photograph 7, Appendix 3), cherry laurel (Invasive Species 2, Figure 1; Photograph 8, Appendix 3), wall cotoneaster (Invasive Species 3, Figure 1; Photograph 9, Appendix 3), holm oak (Invasive Species 4, Figure 1; Photograph 10, Appendix 3), and three-cornered garlic (Invasive Species 5, Figure 1; Photograph 11, Appendix 3), have the potential to out compete native flora and negatively impact biodiversity and native species. The construction phase, without controlled clearance, as the ability to spread these species both within the Site and further afield.

Mitigation measures

All instances of invasive non-native species should be subject to sensitive removal from the Site, with arisings treated as controlled waste and disposed of appropriately in order to avoid their spread.

Residual effects

The removal of invasive species will result in a net **minor positive** effect as a result of the proposed development at a **Local scale**.

6.4. Invertebrates

Potential impacts

The development proposals will result in the removal of deadwood features that are currently positioned under makeshift BMX ramps (Target Note 1, Figure 1; Photograph 12, Appendix 3). Removal of these features may result in impacts protected invertebrates, including stag beetle. Improperly managed clearance could thus lead to an offence against this protected species. The development will also result in the loss of loose substrate and bare ground, important burrowing and foraging habitats for invertebrates.

Mitigation measures

As a precautionary measure, sensitive clearance methodology will be adopted to avoid harming any stag beetle present during the clearance works. This will be achieved through destructive search methodology. Features that provide refuge to stag beetles will be carefully searched using hand tools. The full method statement will be detailed within the CEMP. These features will be retained and reused in the development.

Compensation/enhancement measures

Deadwood features will be incorporated into the design scheme to provide additional habitat for protected saproxylic invertebrates, specifically stag beetle. The design scheme will include areas of bare ground sounding the BMX track to mitigate for the loss of this habitat in the development. During

the final design process, an ecologist should be consulted to provide input into design of the banks for the BMX track.

Residual effects

A net **minor positive** effect for invertebrates is anticipated as a result of the proposed development at a **Local scale** if proposed enhancements are implemented.

6.5. Reptiles

Potential impacts

Should it be the case that reptiles are present at the Site, the clearance or management of the deadwood features at the Site could lead to injury or death of individual reptiles. The deadwood piles represent low potential hibernacula for reptiles. All native reptiles are protected under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended). Improperly managed clearance could thus lead to an offence under this legislation.

Mitigation measures

As a precautionary measure, sensitive hibernacula clearance methodology will be adopted to avoid harming any reptiles present during the clearance works. This will be achieved through destructive search methodology. Features that provide refuge to reptiles, including log piles, will be carefully searched using hand tools. Should any reptiles be found during the habitat clearance they will be moved to suitable retained habitat. This should be conducted outside of the hibernation period (between March/April and September/October). The full method statement will be detailed within the CEMP.

Compensation/enhancement measures

Suitable reptile habitat and hibernacula, in the form deadwood piles, will be incorporated within the design scheme improving the habitat for reptiles within the wider area.

Residual effects

A net **minor positive** effect for reptiles is anticipated as a result of the proposed development at a **local scale**.

6.6. Breeding birds

Potential impacts

Minor vegetation clearance works are predicted at the Site to facilitate construction of the BMX track. Vegetation clearance works at the Site undertaken during the breeding bird season have the potential to destroy active birds' nests, and can cause injury or death to individuals. All wild birds, their active nests and eggs are protected under The Wildlife and Countryside Act 1981 (as amended), which makes it an offence deliberately, or recklessly, to kill or injure any wild bird or damage or destroy any active birds' nest or eggs. Works could thus result in a violation of this legislation.

Mitigation measures

Clearance works should be scheduled outside of breeding bird season. Scheduling vegetation removal works between the months of August and March inclusive (i.e. outside of the bird season) would avoid impacts on breeding birds. Where clearance works are required during the breeding bird season (between the months of March and August inclusive), such works can only proceed following the completion of a nesting bird check undertaken by an experienced ornithologist, including a Schedule 1 species scoping check for firecrest within the Zol.

Any active birds' nest identified during this check must be protected from harm until the nesting attempt is complete. This will require a buffer to be left around the nest, the size of which will depend upon the species involved (as a general rule, this will be 10m in all directions around the nest). Any buffers established as a result of the initial nesting bird check must be subjected to a second check after the original nesting attempt is completed, before such areas can be removed during the breeding bird season.

Compensation/enhancement measures

Three generalist bird boxes will be incorporated into the design scheme, mounted on mature trees around the Site. Generalist boxes provide habitat to a wide range of species. Further detailed information on suitable boxes is provided in Appendix 4. This recommendation is in line with Policy SP13 of the Haringey Local Plan.

Residual effects

A net **minor positive** effect for breeding birds is anticipated as a result of the proposed development at a **local scale**.

6.7. Bats (foraging and commuting)

Potential impacts

The Site and associated wildlife corridors are considered to be of **Local** importance for foraging and commuting for bat populations. No tree works are planned to take place within the development and no lighting is proposed in the scheme. The commuting corridor for bats will be maintained. Therefore, there are no adverse impacts predicted for foraging and commuting bats.

Residual effects

No residual effects are anticipated as a result of the proposed development.

6.8. Bats (roosting)

Potential impacts

No tree works are planned to take place within the development and no lighting is proposed in the scheme. There are therefore no adverse impacts predicted for roosting bats.

Compensation/enhancement measures

Bat boxes will be located around the Site in order to provide additional roosting provision for bats. This will include a minimum of five boxes mounted on existing trees. Further detailed information on suitable boxes is provided in Appendix 4. This recommendation is in line with Policy SP13 of the Haringey Local Plan.

Residual effects

A net **minor positive** effect for roosting bats is anticipated as a result of the proposed development at a **Local scale**.

6.9. Badger

Potential impacts

Any excavations formed in construction result in hazards that can result in badgers becoming stuck within these features. Badgers often utilise stock piles of materials created during the construction phase for sett digging opportunities.

Mitigation, compensation, and enhancement measures

Given the need adhere to root protection zones it is recommended that the construction phase of the development limits ground excavations to a minimum. The CEMP will detail mitigation measures to prevent badgers from using the Site or being at risk of injury. These include covering of stockpiles and excavations.

Residual effects

No residual effects are anticipated as a result of the proposed development.

6.10. Cumulative effects

No negative residual effects are anticipated resultant from the proposed development, provided that construction works are appropriately managed in line with the to-be-produced CEMP and the Arboricultural Assessment. The development footprint is of low ecological quality and doesn't represent the wider HPI habitat condition. Additionally, the development proposals do not represent a significant change of use for the Site and by formalising the track route will minimise the current risk of expansion of the track into the SINC. Due to the enhancements included in the design scheme, a minor net positive effect is anticipated as a result of the proposals.

7. SUMMARY

A summary is provided in Table 2 below on the impacts, mitigation, residual effects and compensation measures needed at the Shepherds Hill, Parkland Walk.

Table 2: Summary of effects, mitigation, compensation, enhancement and residual effects on ecological features.

Ecological feature	Impacts	Effect with no mitigation	Mitigation and compensation	Residual effects	Delivery
Designated sites	Direct impacts to tree roots, degradation of ground flora, soil compaction and disturbance, pollution, and spread of invasive non-native species resulting in degradation of habitat condition.	Long-term minor negative effect**	Implementation of measures to prevent damage to the designated site during works	None	CEMP
Habitats of Principle Importance (HPI's)	Direct impacts to tree roots, degradation of ground flora, soil compaction and disturbance, pollution, and spread of invasive non-native species resulting in degradation of habitat condition.	Long-term minor negative effect*	- Implementation of measures to prevent damage to the HPI during works - Root protection zones are implemented and maintained (as recommended in the Arboricultural Assessment)	None	CEMP
Invasive non-native species	Out-compete local flora resulting in detriment to biodiversity	Long-term minor negative effect*	Removal of all instances of invasive species and subsequent sensitive disposal	Minor positive	CEMP
Invertebrates	Killing and injury of stag beetle	Long-term significant negative effect*	- Destructive search exercise during clearance of suitable habitats - Retention and creation of deadwood habitat - Creation of bare ground substrate banks	Minor positive	CEMP, EclA
Reptiles	Killing and injury of individual reptiles	Long-term significant negative effect*	- Destructive search exercise during clearance of suitable habitats - Creation of deadwood habitat	Minor positive	CEMP, EclA

Ecological feature	Impacts	Effect with no mitigation	Mitigation and compensation	Residual effects	Delivery
Breeding birds	Killing and injury of breeding birds	Long-term significant negative effect, Legislation risk*	- Avoidance of nesting bird season, or, nesting bird check prior to vegetation clearance - Erection of bird boxes	Minor positive	EclA
Roosting and foraging bats	Destruction of potential bat roost	Long-term significant negative effect, Legislation risk*	- No trees are to be felled in the development - Erection of bat boxes	Minor positive	CEMP, EclA
Badger	Killing and injury of badger	Long-term significant negative effect, Legislation risk*	Implementation of measures to prevent digging opportunities and harm during construction	None	CEMP

*effects calculated at Local scale

**effects calculated at County scale

8. ECOLOGICAL COMPENSATION AND ENHANCEMENT

8.1. Compensation

The proposed development is anticipated to result in limited, low-value habitat losses and minor impacts to certain species groups. However, the features that form the basis of the SINC designation, namely bats and HPI habitats, are not expected to be affected by the proposals, given measures set out within the CEMP are followed. The development will lead to the loss of small areas of bare ground and deadwood log piles, which provide valuable habitat for invertebrates and reptiles. These losses will be appropriately compensated through the creation of similar features within the wider site boundary, ensuring the preservation and enhancement of ecological value.

These are as follows:

- **Log piles and deadwood features:** These will be located throughout the woodland understorey providing important hibernation and foraging habitats for protected and notable invertebrates and reptiles; and
- **Bare ground banks** These features should contain a mixture of substrate types, include a variety of elevations, and should be strategically located within bright areas of the woodland to provide important habitat to invertebrates;

8.2. Enhancements

In addition to the compensatory measures outlined above, further enhancements at Shepherds Hill are proposed. Details of proposed enhancements are set out within Appendix 4. These are as follows:

- **Bird boxes:** A minimum of three bird boxes will be implemented on the mature trees at the Site; and
- **Bat boxes:** A minimum of five bat boxes will be mounted on trees across the Site.

9. LONG-TERM MANAGEMENT AND MAINTENANCE

9.1. Woodland HPI and SINC

The management of the Site should be guided by the management plans for the Parkland Walk (Haringey Council, 2023b), Queen's Wood (Haringey Council, 2023c, and MKA Ecology Ltd, 2025 (in prep)), and Highgate Wood (City of London, 2025). These documents detail sustainable woodland management and focus on increasing the resilience of the woodland parcels in the SINC to ecological, environmental, and recreational pressures. Whilst it is not expected that the development will have any long-term impacts on the woodland HPI and SINC, the Site should be monitored in order to detect any unforeseen issues early on, such as informal expansion of the BMX track into the wider SINC area.

The project is designed with the community at its heart and good communication is necessary in order to protect the habitats surrounding the BMX track long-term. Community engagement and physical signage should be implemented so as to educate users of the track of the importance of the woodland and promote responsible usage.

9.2. Invasive species

Invasive non-native species have the capacity to degrade the integrity of the integrity of the SINC and the woodland HPI. The development should aim to removal all instances of Schedule 9 and LISI species identified within the development footprint. To prevent further spread of these invasive species into the SINC it is recommended that long term monitoring and irradiation efforts are undertaken at the Site to insure complete removal. Where possible this should involve the Friends Groups for the Site to promote community engagement.

9.3. Bird boxes

All wild birds, their active nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), as amended. This makes it an offence to deliberately, or recklessly kill or injure any wild bird or damage or destroy any active nest or eggs of a wild bird.

Therefore, annual cleaning of bird boxes cannot be undertaken between the months of March and September inclusive, when birds are breeding. Bird nest boxes should be cleaned in October to prevent the build-up of nest parasites in the boxes whilst avoiding the risk of disturbing birds using the boxes as a roost site during the cold winter months.

All nesting material and other debris should be removed from the box. Ideally, it should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should

be left to dry out thoroughly. Bird boxes should be left up over winter as they can provide useful roosting sites for birds in bad weather.

9.4. Bat boxes

An annual check should be made each winter to ensure that all boxes are still in position and secure. If intrusive checks of the boxes are necessary then these must be undertaken in the winter (i.e. November to February inclusive) to avoid disturbing hibernating bats. Checks must only be undertaken by a licenced ecologist.

If bats are discovered during the maintenance process staff should leave the box as found and withdraw immediately. MKA Ecology Ltd can monitor the use of bat boxes should you wish to maintain a record, or your local bat group may be able to assist with the work.

9.5. Invertebrate features

Once established, the log piles will not require management, however new logs should be added to the pile as necessary to replace those that decay over the years.

Whilst the design of invertebrate banks is yet to be finalised, management should aim to create micro habitat mosaics and maintain the vegetation free and loose substrate nature of the features.

10. CONCLUSIONS

Shepherds Hill, Parkland Walk comprises an informal bare ground BMX track surrounded by broadleaved deciduous woodland. The Site is part of the Parkland Walk, Queen's Wood and Highgate Wood SINC, which provides important connectivity and breeding habitats to protected species across the borough.

The ecological value of Shepherds Hill, Parkland Walk lies in its SINC designation, protected habitats and its provision of resources for roosting, foraging and commuting bats, breeding birds, invertebrates, and reptiles. The planned development will retain these habitats, although some loss of low-quality habitats, such as ephemeral vegetation and bramble scrub, may occur. Small scale removal and repurposing of potential invertebrate features and reptile hibernacula is anticipated. This is not expected to impact the features for which the SINC has been designated due to the extent of the development footprint and its low baseline biodiversity value.

The design of the proposals will ensure that the value of the Site for roosting, foraging, and commuting bats, breeding birds, invertebrates and reptiles is maintained and enhanced. Suitable mitigation will be put in place during construction to ensure that these species are not harmed or disturbed. The condition of the SINC and the HPI will be improved through the removal of invasive non-native species. Specific details for each species group will be included within a CEMP. The CEMP will also detail methodology in order to protect the Parkland Walk, Queen's Wood and Highgate Wood SINC from impacts in the construction phase. The proposals do not result in a change of use at the Site and as such the recreational pressures on the SINC and HPI from the development are not expected to change. Additionally, the proposals are not expected to have an impact on the connectivity of the HPI and SINC, provided all mitigation measures are followed and trees are retained.

Numerous biodiversity enhancements will be implemented, including provision of nesting and roosting boxes for birds and bats, and the creation of new features for reptiles, amphibians and invertebrates. With careful and appropriate mitigation measures, the development will have no significant impacts on the ecological value of the Site, and once new ecological features have been established it will result in a minor improvement to the value of the area for the species that have been identified.

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12. APPENDICES

12.1. Appendix 1: Relevant wildlife legislation and planning policy

National Legislation and planning policy

Please note that the following is not an exhaustive list, and is solely intended to cover the most relevant legislation pertaining to species commonly associated with development sites.

Subject	Legislation (England)	Relevant prohibited actions
Amphibians		
Great crested newt <i>Triturus cristatus</i> Natterjack toad <i>Epidalea calamita</i>	Schedule 2 of Conservation of Habitats and Species Regulations 2017 (as amended)	- Deliberately capture or kill, or intentionally injure; - Deliberately disturb or recklessly disturb them in a place used for shelter or protection; - Damage or destroy a breeding site or resting place; - Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection; and - Possess an individual, or any part of it, unless acquired lawfully.
	Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	
Reptiles		
Common lizard <i>Zootoca vivipara</i> Adder <i>Vipera berus</i> Slow-worm <i>Anguis fragilis</i> Grass snake <i>Natrix helvetica</i>	Part of Sub-section 9(1) of Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	Intentionally kill or injure individuals of these species (Section 9(1)).

Subject	Legislation (England)	Relevant prohibited actions
Sand lizard <i>Lacerta agilis</i> Smooth snake <i>Coronella austriaca</i>	Full protection under Section 9 of Schedule 5 of The Wildlife and Countryside Act 1981 (as amended)	• Deliberately or intentionally kill, capture (take) or intentionally injure; • Deliberately disturb; • Deliberately take or destroy eggs; • Damage or destroy a breeding site or resting place or intentionally damage a place used for shelter; or • Intentionally obstruct access to a place used for shelter.
<i>Birds</i>		
All wild birds	Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure, or take any wild bird or their eggs or nests.
'Schedule 1' birds	Schedule 1 of the Wildlife and Countryside Act 1981 (as amended)	• Disturb any wild bird listed on Schedule 1 whilst it is building a nest or is in, on, or near a nest containing eggs or young; or • Disturb the dependent young of any wild bird listed on Schedule 1.
<i>Mammals</i>		
Bats (all UK species)	Schedule 2 of Conservation of Habitats and Species Regulations 2017 (as amended)	• Deliberately capture, injure or kill a bat; • Deliberately disturb a bat (disturbance is defined as an action which is likely to: (i) Impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) Impair their ability to hibernate or migrate; or (iii) Affect significantly the local

Subject	Legislation (England)	Relevant prohibited actions
	Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	distribution or abundance of the species); • Damage or destroy a bat roost; • Intentionally or recklessly disturb a bat at a roost; or • Intentionally or recklessly obstruct access to a roost. In this interpretation, a bat roost is "<i>any structure or place which any wild [bat]...uses for shelter or protection</i>". Legal opinion is that the roost is protected whether or not the bats are present at the time.
Badger <i>Meles meles</i>	Protection of Badgers Act 1992	Under Section 3 of the Act: • Damage a sett or any part of it; • Destroy a sett; • Obstruct access to, or any entrance of, a sett; or • Disturb a badger when it is occupying a sett. A sett is defined legally as any structure or place which displays signs indicating current use by a badger (Natural England 2007).
Otter <i>Lutra lutra</i>	Schedule 2 of Conservation of Habitats and Species Regulations 2017 (as amended)	• Deliberately capture, injure or kill an otter; • Deliberately disturb an otter in such a way as to be likely to significantly affect the local distribution or

Subject	Legislation (England)	Relevant prohibited actions
	Section 9(4)(b) and (c) of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	abundance of otters or the ability of any significant group of otters to survive, breed, rear or nurture their young; • Intentionally or recklessly disturb any otter whilst it is occupying a holt; • Damage or destroy or intentionally or recklessly obstruct access to an otter holt.
Water vole <i>Arvicola amphibius</i>	Section 9 of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure or take water voles; • Possess or control live or dead water voles or derivatives; • Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection; or • Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.
<i>Crustaceans</i>		
White-clawed crayfish <i>Austropotamobius pallipes</i>	Section 9(1) of Schedule 5 of Wildlife and Countryside Act 1981 (as amended)	• Intentionally kill, injure or take white-clawed crayfish by any method.

The Environment Act 2021

The Environment Act 2021, sets out key legislation after the UK's exit from the European Union. With the largest changes to green regulations in decades, the Act includes the establishment of an Office for Environmental Protection, targets on air pollution, water quality and biodiversity, and the enshrinement of the 25 Year Environment Plan in law. The Act also makes provisions for a mandatory 10% net gain in biodiversity for all developments covered by the Town and Country Planning Act and it also introduces a statutory requirement for Local Nature Recovery Strategies.

Full legislation text available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

The Conservation of Habitats and Species Regulations 2017

Full legislation text available at: <http://www.legislation.gov.uk/uksi/2019/579/contents/made>

The Wildlife and Countryside Act 1981 (as amended)

Full legislation text available at: <http://www.legislation.gov.uk/ukpga/1981/69/contents>.

Countryside and Rights of Way Act 2000

Full legislation text available at: <http://www.legislation.gov.uk/ukpga/2000/37/contents>

Section 41 of Natural Environments and Rural Communities (NERC) Act 2006

Full legislation text available at: <http://www.legislation.gov.uk/ukpga/2006/16/section/41>

Many of the species above, along with a host of others not afforded additional protection, are listed on Section 41 of the NERC Act 2006.

Section 41 (S41) of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn up in consultation with Natural England and draws upon the UK Biodiversity Action Plan (BAP) List of Priority Species and Habitats.

The S41 list should be used to guide decision-makers such as local and regional authorities to have regard to the conservation of biodiversity in the exercise of their normal functions – as required under Section 40 of the NERC Act 2006. The duty applies to all local authorities and extends beyond just conserving what is already there, to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Schedule 9 of Wildlife and Countryside Act 1981 (as amended)

In addition to affording protection to some species, The Wildlife and Countryside Act 1981 (as amended) also names species which are considered invasive and require control. Section 14 of the Act prohibits the introduction into the wild of any animal of a kind which is not ordinarily resident in, and is not a regular visitor to, Great Britain in a wild state, or any species of animal or plant listed in Schedule 9 to the Act. In the main, Schedule 9 lists non-native species that are already established in the wild, but which continue to pose a conservation threat to native biodiversity and habitats, such that further releases should be regulated.

Wild Mammals (Protection) Act 1996

Full legislation text is available at: <http://www.legislation.gov.uk/ukpga/1996/3/contents>

Under this legislation it is an offence to cause unnecessary suffering to wild mammals, including by crushing and asphyxiation. It largely deals with issues of animal welfare, and covers all non-domestic mammals including commonly encountered mammals on development sites such as rabbits, foxes and field voles.

Birds of Conservation Concern (BoCC)

This is a quantitative assessment of the status of populations of bird species which regularly occur in the UK, undertaken by the UK's leading bird conservation organisations. It assesses a total of 245 species against a set of objective criteria to place each on one of three lists – Green, Amber and Red – indicating an increasing level of conservation concern. There are currently 70 species on the Red list, 103 on the Amber list and 72 on the Green list. The classifications described have no statutory implications, and are used merely as a tool for assessing scarcity and conservation value of a given species.

National Planning Policy Framework (NPPF)

Full text is available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

The revised NPPF was updated on 07 February 2025 setting out the Government's planning policies for England and the process by which these should be applied. The policies within the NPPF are a material consideration in the planning process. The key principle of the NPPF is a presumption in favour of sustainable development, with sustainable development defined as a balance between economic, social and environmental needs.

Policies 187 to 201 of the NPPF address conserving and enhancing the natural environment, stating that the planning system should:

- Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes;
- Recognise the wider benefits of ecosystem services; and
- Minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Furthermore, there is a focus on re-use of existing brownfield sites or sites of low environmental value as a priority, and discouraging development in and around National Parks, Sites of Specific Scientific Interest, the Broads, and National Landscapes other than in exceptional circumstances.

Where possible, planning policies should also:

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

- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Local Policy

Given that the Site is located within London, consideration of the policies relating to biodiversity within the London Plan 2021 has also been given. These include policies G1 and G5 to G8, as detailed 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.*
 - 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 within the 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 the London Plan*
- 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:*

1. *use up-to-date information about the natural environment and the relevant procedures to identify SINC's and ecological corridors to identify coherent ecological networks*
 2. *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*
 3. *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*
 4. *seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context*
 5. *ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.*
- c) *Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:*
1. *avoid damaging the significant ecological features of the site*
 2. *minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site*
 3. *deliver off-site compensation of better biodiversity value.*
- d) *Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.*
- e) *Proposals which reduce deficiencies in access to nature should be considered positively.*
- **Policy G7 Trees and woodlands**
 - a) *London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.*
 - b) *In their Development Plans, boroughs should:*
 1. *protect 'veteran' trees and ancient woodland where these are not already part of a protected site*
 2. *identify opportunities for tree planting in strategic locations.*
 - c) *Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.*

- Policy G8 Food growing
 - a) *In Development Plans, boroughs should:*
 1. *protect existing allotments and encourage provision of space for urban agriculture, including community gardening, and food growing within new developments and as a meanwhile use on vacant or under-utilised sites*
 2. *identify potential sites that could be used for food production.*

The London Borough of Haringey has produced an adopted Local Plan Strategic Policies 2017-2026 document which covers the below policies relating to biodiversity and habitat conservation. In particular Policy SP13: Open Space and Biodiversity states:

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

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

A new Local Plan is currently consultation.

Local Priority Habitats and Species

The London Biodiversity Action Plan (BAP), led by the London Biodiversity Partnership, identified a total of 214 priority species that are under particular threat in London. The full text is available here: <https://www.gigl.org.uk/london-bap-priority-species/>.

Haringey Council have produced a BAP (Haringey Council, 2023a), which identifies a series of local priority habitats and species. The full text is available here:

<https://www.minutes.haringey.gov.uk/documents/s140464/Appendix%206%20-%20Biodiversity%20Action%20Plan%20-%20cabinet.pdf>

12.2. Appendix 2: Evaluation and assessment methodology

Ecological features are evaluated and assessed following the guidelines from the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment (CIEEM, 2022). The evaluation and assessment process adopted within this Ecological Assessment is set out below.

Establishing potentially important ecological features

Potentially important ecological features of relevance to the development are determined in accordance with current CIEEM guidelines. Table 4 below lists examples of ecological features that are typically considered, along with examples.

Table 3: List of Ecological Features considered for importance

Potentially Important Ecological Features	Examples
Statutory nature conservation designations	SSSIs, SACs, SPAs, Ramsar sites, LNRs, NNRs
Non-statutory nature conservation designations	Local Wildlife Sites (LoWS); County Wildlife Sites (CWS)
Protected Species	European Protected Species
International, National or local priority habitats	S41 priority habitats and species; Annex I Habitats; County/Local BAP habitat
Notable species or sub-species	Individual red-listed species
Notable or large population or assemblage of species	Diverse bird assemblage; exceptional numbers of common amphibians
Habitats which form diverse mosaics, create important connection and/or have synergistic attributes	Riparian habitat corridors; hedgerow network utilised by important bat population
Habitats of potential or supplementary importance (for the expansion, restoration or creation of S41 or SSSI quality habitats)	Scrub buffer zones; land used for foraging bird assemblage for which a SSSI is designated.

For the purposes of this assessment, the Site is considered to be inside the 'Zone of Influence' (ZoI) of:

- Internationally important designations within 10km of the Site boundary.
- Nationally important designations within 2km of the Site boundary.
- Locally important designations within 2km of the Site boundary.
- Non-statutory designations within 2km of the Site boundary.

These distances identified set out above are considered sufficient for identifying the majority of designations which may be affected by the proposals. However, it is acknowledged that in certain circumstances effects beyond these distances are possible, and are considered for each case.

It should also be noted that certain ecological features have smaller 'zones of influence' than those mentioned above. For such features the appropriate ZOI is described and justified as appropriate within the report, depending on their respective sensitivity to an environmental change.

The results of professionally accredited or published scientific studies have been used and referenced, where available, to establish the spatial and temporal limits of the changes likely to be caused by development activities and to justify decisions about the ZOI.

Determining importance of ecological features

In determining the importance of ecological features, a range of guidelines and reference materials have been utilised, including:

- Criteria against which statutory and non-statutory nature conservation designations are selected (e.g. SSSI designation criteria; LWS selection criteria).
- Definitions for national and priority habitats.
- Publications and guidelines against which to establish the importance of particular populations or assemblages of species groups, e.g:
 - Bats: Wray *et al*, (2023) for evaluating bat populations and roosts.
 - Reptiles: Froglife (1999) for evaluating population size estimates for reptiles.
- Publications describing the conservation status of individual species (e.g. Red-data books).
- National, regional and local species Atlases.
- Species/group population trends.

It should be noted that the legal protection which some species and their habitats receive are considered separately from 'importance' within this assessment as not all legally protected species are necessarily rare (e.g. common pipistrelle bat). Legal issues and the appropriate mechanism for dealing with any such constraint are addressed in the report.

It should also be noted that the social, community, economic or multifunctional importance attributed to ecological features are not assessed as they fall out of the scope of this Ecological Assessment.

Geographic frame of reference

In assigning importance to an ecological resource, the following geographic frames of reference are used:

- International
- National (i.e. England/Northern Ireland/Scotland/Wales);
- Regional (e.g. East Anglia);
- County (or Metropolitan e.g. in London);
- Local (or Parish)
- Site

The size, conservation status and the quality of features or species are all relevant in determining importance. Furthermore, the importance of a species and/ or habitat may vary depending on its geographical location.

Characterising effects and their significance

Effects of the proposed project or operation are characterised using the following terminology:

- Direct or indirect
- Beneficial or adverse
- Magnitude and/or extent
- Duration
- Reversibility
- Timing and frequency

12.3. Appendix 3: Site photographs

Photograph 1: Informal BMX track



Photograph 2: Informal BMX track



Photograph 3: Sealed surface pathway through the Site



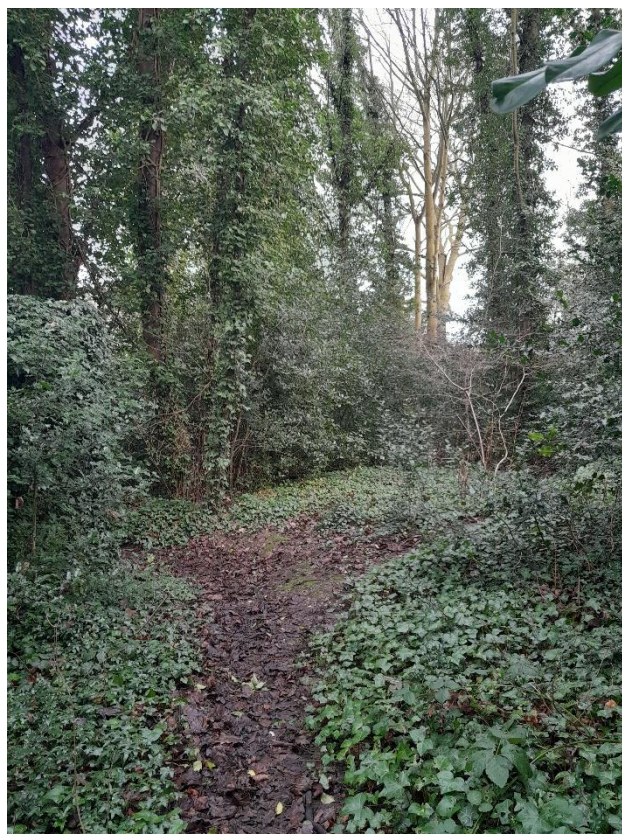
Photograph 4: Low level bramble scrub within woodland



Photograph 5: HPI – Deciduous woodland with informal pathway



Photograph 6: Informal pathway through woodland



Photograph 7: Green alkanet (Invasive Species 1, Figure 1)



Photograph 8: Cherry laurel (Invasive Species 2, Figure 1)



Photograph 9: Wall cotoneaster (Invasive Species 3, Figure 1)



Photograph 10: Holm Oak (Invasive Species 4, Figure 1)



Photograph 11- Three-cornered garlic (Invasive Species 5, Figure 1)



Photograph 12: Deadwood feature (Target Note 1, Figure 1)



Photograph 13: Deadwood feature (Target Note 1, Figure 1)



Photograph 14: Mammal push through in boundary fencing (Target Note 2, Figure 1)



12.4. Appendix 4: Enhancement features

Bird box recommendations

A large number of bird boxes are available, designed for the specific needs of individual species. These are normally either designed to be mounted onto trees, external walls or integrated into a building. In general, bird boxes should be mounted out of direct sunlight and prevailing winds, out of reach of predators, with suitable foraging habitat for the subject species close by. Bird boxes should also be left up over winter as they can provide useful roosting sites for birds in bad weather.

Nest boxes should be cleaned at the end of each bird breeding season. All nesting material and other debris should be removed from the box. It should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds and therefore annual cleaning is best undertaken from October to January when there is no risk of disturbing breeding birds.

Generalist boxes

Boxes to attract garden birds and woodland breeding species such as tits, nuthatch, redstart and pied flycatcher can be placed in gardens, orchards, woodlands and a wide variety of other habitats. The species of birds attracted to the box will depend upon the size of the entrance hole (see table below).

Boxes should be fixed two to five metres up a tree or wall, out of the reach of predators such as domestic cats. Unless there are trees or buildings, which give permanent shelter, it is best facing between north and east.

Entrance Hole	Species	
34mm	Great-, Blue-, Marsh-, Coal- and Crested Tit, Nuthatch, Pied Flycatcher, House Sparrow	
Schwegler No. 1B General Purpose Nest box	www.schwegler-nature.com Suitable for various garden and woodland birds, created with different sized entrance holes to avoid competition between species. Other variations (e.g. 2M) can be free hanging, to deter predators.	

Bat box recommendations

A wide range of bat boxes are available to suit a variety of species and design requirements. Bat boxes can be easily mounted on trees (dependent on box design).

Boxes are more likely to be inhabited if they are located where bats feed and it may help to place the box close to features such as tree lines or hedgerows, which bats are known to use for navigation and can provide immediate cover for bats leaving the roost. Boxes should be placed in areas sheltered from strong winds and are exposed to the sun for part of the day. Access to any bat roosting features should not be lit and should also be at a reasonable height to avoid predation (at least 2m if possible, preferably 4-5m).

Example	Description	Picture
Schwegler General Purpose Bat Box 2F	www.schwegler-nature.com Height: 33 cm Weight: approx. 3.8 kg External diameter: 16 cm Installation: Hanging A general purpose box, suitable for all species.	
Schwegler General Purpose Bat Box 2F with Double Front Panel	www.schwegler-nature.com Height 33 cm Weight: approx. 4.1 kg External diameter: 16 cm Installation: Hanging This box is suitable for crevice dwellers, such as Nathusius' Pipistrelle, Daubenton's Bat and Common Pipistrelle.	

Example	Description	Picture
Schwegler 1FF	www.schwegler-nature.com Dimensions: 14(d) x 27(w) x 43(h) cm Weight: 9.9 kg Installation: Hanging This box is suitable for crevice dwellers, such as Nathusius' Pipistrelle, Daubenton's Bat and Common Pipistrelle. This box minimises temperature fluctuations in spring and autumn and is self-cleaning.	

Invertebrate recommendations

Example	Description	Picture
Stag beetle loggery	https://ptes.org/9-top-ways-to-help-stag-beetles-in-your-garden/ Large volume deadwood dug into the soil (a minimum of 500mm depth) to provide food for the larvae of deadwood specialists such as stag beetles.	Build a log pyramid If you don't already have stumps or mature trees and shrubs, you can provide a home for stag beetles by building a log pyramid.bury logs from a bradlessed tree upright in the soil with up to 50cm under the ground.  (image credit – PTES, 2021)
Artificial rot hole	Once felled, an artificial cavity can be carved easily with a chainsaw to create a rot hole. The ensuing pool and rotting wood provide habitat for a number of specialist invertebrates. These examples were targeted at a pinewood specialist in Caledonian forests in Scotland, but are of equal value to other species in lowland England.	

12.5. Appendix 5: EcIA Checklist

EcIA Criteria			Yes No NA	Page reference number(s)
Pre-app.scope	1	Where pre-application advice has been received for the Local Planning Authority and/or an NGO and/or statutory body (e.g. NE DAS, NRW DAS), it has been fully accounted for in the EcIA.	n/a	-
	2	The scope, structure and content of the EcIA is in accordance with published good practice	✓	6-11
Surveys, Sites, Species and Habitats	3	Adequate and up-to-date: a. Desk study has been undertaken b. Phase 1 habitat survey (or equivalent) has been undertaken c. Phase 2 ecology surveys have been undertaken (where necessary)	✓	11-12
	4	All statutory and non-statutory sites likely to be significantly affected are clearly and correctly identified	✓	14-15
	5	All protected or priority species and priority habitats likely to be significantly affected are clearly and correctly identified, and adequate surveys have been undertaken to inform the baseline	✓	14-16
	6	Any invasive non-native plant species present are clearly and correctly identified	✓	9, 15
	7	Where a separate PEA report states that Phase 2 ecology surveys are required, these have been undertaken in full and results submitted with the application (or lack of such surveys is justified)	✓	12 – 17, 57
Impacts and Effects	8	The assessment is based on clearly defined development proposals along with relevant drawings/plans (and any plans used are the same version number as those submitted with the application) or	✓	18
	9	The residual ecological effects are considered to be not significant at any geographical scale irrespective of the detailed development proposals, and the assessment is based on a worst-case scenario	n/a	-
	10	The report describes and assesses all likely significant ecological effects (including cumulative effects) clearly stating the geographical scale of significance (where relevant)	✓	19-26
Mitigation, Compensation and Enhancement	11	The mitigation hierarchy has been clearly followed	✓	19-26
	12	The report: a. Clearly identifies the proposed mitigation and compensation measures, and explains how these will adequately address all likely significant adverse effects b. Includes, where necessary, proposals for post-construction monitoring c. Recommends how proposed measures may be secured through planning conditions/obligations and/or necessary licences	✓	19-29
	13	A summary table of proposed mitigation and compensation measures has been provided	✓	25-26
	14	The need for any mitigation licences required in relation to protected species is clearly identified	n/a	-
	15	Proposals to deliver ecological enhancement/Biodiversity Net Gain have been provided	✓	27
Competence/Good Practice	16	Limitations of the ecological work have been correctly identified and the implications explained	✓	13
	17	All relevant key timing issues (e.g. site vegetation clearance or roof removal) that may constrain or adversely affect the proposed timing of the development have been identified	✓	19-26
	18	All ecological work and surveys accord with published good practice methods and guidelines OR deviation from such guidelines is made clear and fully justified, and the implications for subsequent conclusions and recommendations made explicit in the report	✓	11-13
	19	All ecologists and surveyors hold appropriate species licences (where relevant) and/or have all necessary competencies to carry out the work undertaken	✓	12-13

EclA Criteria			Yes No NA	Page reference number(s)
Conclusions	20	The report clearly identifies where the proposed development complies with relevant legislation and policy, highlighting any possible non-compliance issues, and highlighting circumstances where a conclusion cannot be drawn as it requires an assessment of non-ecological issues (such as socio-economic ones)	✓	7-8
	21	The report provides a clear summary of losses and gains for biodiversity, and a justified conclusion of an overall net gain for biodiversity	✓	27
	22	Justifiable conclusions based on sound professional judgement have been drawn as to the significance of effects on any designated site, protected or priority habitat/species or other ecological feature, and a justified scale of significance has been stated	✓	30

12.6. Appendix 6: Reports

The following appendices are attached separately.

Each survey methodology is detailed within the relevant report, which are included within separate appendices to this report.

Appendix 7: Preliminary Ecological Appraisal Technical Note; and

Appendix 8: Daytime Bat Roost Assessment.



MKA

ECOLOGY

MKA Ecology Limited, 1 New Cambridge House, Bassingbourn Road, Litlington, Cambridgeshire, SG8 0SS

01763 262 211 | info@mkaecology.co.uk | www.mkaecology.co.uk

Company registration no 5858121 | VAT no. 825137440