

Biodiversity Net Gain Plan

At:

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Finsbury Park
N4 4EA

For:

Tony Wolff

Private and Confidential

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Executive Summary

JW Biodiversity Management has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG) of part of a garden of a property in Haringey North London. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric.

Site Description

The site contained a raised area with a retaining wall which consisted of a cleared area of shrubs. An area of hardstanding was also located in this area. Semi mature trees were located on the site. The site is part of a wider property containing a detached dwelling with a relatively long rear garden. The property is located towards the south of the property close to Mount View Road. The wider section of garden contained areas of established shrubs and an area of lawn. There is a drop in gradient towards the south with steps leading down to the house. The front garden area contained a mixture of mature shrubs and hardstanding.

The site is in an urban area surrounded by other tight packed residential areas. Despite the urban nature of the site the local landscape contains several lines of trees, and a large open green space is located to the south of the site on the opposite side of Mount View Road. Parkland Walk Local Nature Reserve is located to the south of the site which contains areas of woodland.

The site is located in Harringay, London; TQ30578797.

Protected and Notable Species

Following the site visit and desktop assessment the site was assessed for its potential to support protected and notable species. The table below summarises the sites potential to support these species.

Species	Sites potential to support
Bat foraging/ commuting areas	Moderate
Bat Roost Trees	PRF-I
Badgers	Negligible
Dormice	Negligible
Small mammals	Moderate
Reptiles	Negligible
Common Amphibians	Low
Great Crested Newts	Negligible
Breeding birds	Moderate
Invertebrates	Low

Recommendations

Following a discussion of potential impacts and an assessment of impacts the following actions are recommended.

Recommendation	Action	Justification
Protection of breeding birds*	Carry out vegetation outside of breeding bird season or under supervision of ecologist following a breeding bird survey	The buildings are likely providing several opportunities for breeding birds.
Appropriate lighting for bats*	Avoid illuminating bat foraging and commuting habitat- woodland/ scattered trees. During and post development.	This will help limit disturbance to bat species in the longer term.
Retention of habitats*.	Retain important habitats such as shrubs and trees.	This will help ensure key habitats are protected.
Adequate pollution control	Follow protection measures during construction.	This will protect habitats on site and those in the nearby landscape.
Additional enhancements	Include native planting as well as bird and bat features in the proposed design.	This will provide a greater longer-term benefit for wildlife.
Clear vegetation in stages.	Clear any vegetation in stages.	This will allow animals to leave area safely.

* Denotes recommendation relating to legislation.

Contents

Executive Summary	2
1. Introduction	8
1.1 Development outline	8
1.2 Site Description	8
1.3 Aims of Report.....	8
1.4 Limitations.....	9
1.5 Relevant Legislation and Planning Policies	9
2. Methods	11
2.1 Site Visit	11
2.2 Protected Species	11
Badgers	11
Bats.....	11
Breeding Birds.....	12
Dormice	12
Aquatic Mammals	12
Reptiles	12
Amphibians.....	12
Other species	12
2.3 Desktop Study	12
2.4 Biodiversity Net Gain	13
3. Results	14
3.1 Habitat Assessment.....	14
Individual trees/ Line of Trees	15
Introduced Shrub	15
Modified Grassland	16
Summary.....	16

3.2	Species Desktop Results.....	17
	Other desktop results.....	17
3.3	Species Site Assessment	18
	Bat Commuting/ Foraging Habitat.....	18
	Bat Roost Tree Assessment	19
	Badger Assessment	19
	Dormouse Assessment	19
	Small Mammal Assessment.....	20
	Aquatic Mammals	20
	Great Crested Newt Assessment	20
	Common Amphibians Assessment.....	20
	Reptile Assessment	20
	Bird Assessment.....	20
	Invertebrate Assessments	21
	Plants.....	21
	Summary.....	22
3.4	Protected Areas	23
	Statutory Protected Areas.....	23
	Non-Statutory protected Areas	23
	Priority Habitats	24
4.	Discussion	25
	4.1 Effects of Designated Sites	25
	4.2 Effects on Priority Habitats	25
	4.3 Effects on Habitats on Site.....	25
	4.4 Effects on Protected and Notable Species	26
	Bats.....	26
	Badgers	26

Small Mammals.....	26
Dormouse	26
Common amphibians	27
Nesting Birds.....	27
Invertebrates	27
4.5 General Ecological protection Measures	28
4.6 Ecological Enhancements.....	28
Planting.....	28
Additional Features	28
5 Biodiversity Net Gain	29
5.1 Mitigation Hierarchy	30
2.1.1 Statutory Obligations.....	30
5.2 Calculating Units.....	30
5.3 Principles and rules of Biodiversity Metric	31
5.3.1 Principles.....	31
5.3.2 Rules	32
5.4 Baseline Assessment.....	33
5.4.1 Habitat Condition	33
5.4.2 Habitat Distinctiveness	33
5.4.3 Strategic Significance	33
5.4.4 Baseline Scores	34
5.4.5 BNG Summary Results	34
6 Conclusions	35
7 Appendix.....	36
7.1 Appendix 1: Current Habitat Layout	36
7.2 Appendix 2: Proposed Development Layout	37
7.3 Appendix 3: Proposed Habitat Layout.....	38

7.4 Appendix 4:Legislation39

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1. Introduction

JW Biodiversity Management has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG) of part of a garden of a property in Haringey North London. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric.

1.1 Development outline

JW Biodiversity Management Ltd understands that the development will involve the construction of a new single dwelling on site.

1.2 Site Description

The site contained a raised area with a retaining wall which consisted of a cleared area of shrubs. An area of hardstanding was also located in this area. Semi mature trees were located on the site. The site is part of a wider property containing a detached dwelling with a relatively long rear garden. The property is located towards the south of the property close to Mount View Road. The wider section of garden contained areas of established shrubs and an area of lawn. There is a drop in gradient towards the south with steps leading down to the house. The front garden area contained a mixture of mature shrubs and hardstanding.

The site is in an urban area surrounded by other tight packed residential areas. Despite the urban nature of the site the local landscape contains several lines of trees, and a large open green space is located to the south of the site on the opposite side of Mount View Road. Parkland Walk Local Nature Reserve is located to the south of the site which contains areas of woodland.

The site is located in Harringay, London; TQ30578797.

1.3 Aims of Report

The aim of this PEA is to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy'
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

The aim of the BNG is to;

- Provide a baseline assessment of the habitats on the site using the DEFRA metric.
- Provide a predicted score based on proposed habitat creation and enhancement using DEFRA metric.
- Provide suitable long term management recommendations for the site, to ensure habitats reach and maintain their desired condition.

1.4 Limitations

The contents of this report are based on a single site visit and a search of the local records bureau. Though the survey and interpretations of the data were carried out by a competent ecologist there may be things that have been overlooked or missed.

1.5 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)

Planning policies, both local and national, may affect any proposed development. Relevant planning policies to this development include;

- Royal Borough of Windsor and Maidenhead Supplementary Planning Document (SPD) Sustainable Design and Construction (2009).
 - Requirement 6 Biodiversity
- London Borough of Haringay SP13 Open Spaces and Biodiversity.
- London Borough of Haringay Biodiversity Action plan¹

¹ [Appendix 8 - Biodiversity Action Plan \(haringey.gov.uk\)](https://www.haringey.gov.uk/appendix-8-biodiversity-action-plan)



Figure 1: Approximate boundary of the site (red line) and wider property (blue line). (image from google).

2. Methods

2.1 Site Visit

JW Biodiversity Management Ltd undertook a PEA site visit on the 2nd of July 2024. This was to carry out a walk over of the site, determining the basic habitats present and their current condition. The potential for these habitats to support protected and notable species was also recorded. The site visit was carried out by an experienced ecologist who is able to appropriately identify habitats and assess their quality and suitability to support species.

The methodology followed that of an Extended Phase 1 Habitat Survey following the methodology of JNCC (1993) as modified by IEA (1995). The Phase 1 Habitat Survey is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are likely to be ecologically important.

2.2 Protected Species

The following evidence of protected species or habitats to support them was assessed;

Badgers

Evidence of badger activity on site was assessed by searching for:

- Presence of setts, indicated by suitably sized holes or burrows with evidence of badgers such as badger hair and footprints
- Evidence of well runs supported by secondary evidence such as foraging signs or footprints; and
- Presence of badger latrines

Bats

The site was assessed for its potential to support:

- Roosting bats; and
- Foraging and commuting bats.

Features which could indicate a potential bat roost include:

- Holes and fissures in trees; and
- Gaps in buildings that could allow access to areas such as roof voids, e.g. holes in soffits, broken, loose or missing tiles, damaged lead flashing, etc.

The methodology for assessing bat roost potential followed that recommended by the Bat Conservation Trust².

Breeding Birds

The site was assessed for its potential to support nesting and breeding birds, considering factors including sufficient habitat cover and food sources.

Dormice

The site was surveyed for suitable dormouse habitat, such as the presence of a well-connected understorey broadleaf habitat, and suitable food sources such as hazel, oak and other nut-bearing trees, fruiting trees and shrubs, flowers and invertebrates. Where hazel nut shells were found, these were inspected for evidence of dormouse feeding.

Aquatic Mammals

Aquatic habitats were assessed for their potential to support aquatic mammals such as Otter or water vole. Signs including; foot prints, droppings and evidence of feeding were searched for.

Reptiles

The site was assessed for its potential to support reptile populations. Suitable habitat for reptiles includes long grass, scrub, woodland and hedgerow borders and wood/rubble piles that act as hibernacula.

Amphibians

Any aquatic habitat was assessed for its potential to support amphibian species, including Great Crested Newts. Any ponds on site were assessed, using the Habitat Suitability Index, for its potential to support Great Crested Newts. Terrestrial habitat was also assessed for its ability to support amphibians.

Other species

The site was assessed for its potential to support other notable species.

2.3 Desktop Study

A report from the local biological records centre was obtained detailing protected species and habitats within 1 km of the site. Magic.gov.uk was reviewed for relevant protected species and habitat information. Information on statutory protected areas and priority habitats was also provided. A report of protected and notable species and protected areas was obtained from Greenspace Information for Greater London (GIGL) was also obtained.

² Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London).

2.4 Biodiversity Net Gain

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Small Sites Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Small Sites Metric (Statutory Biodiversity Metric) User Guide was followed³. The Biodiversity Metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

More detail is provided on calculating units further on in the report.

³ The Small Sites Metric (Statutory Biodiversity Metric) User Guide. Department for Environment Food & Rural Affairs. February 2024

3. Results

3.1 Habitat Assessment

The location and extent of the habitats are shown in appendix 1. TN refers to a target note. CIEEM guidance recommends that the value or potential value of an ecological resource or feature should be determined within a defined geographical context. It recommends the following frame of reference.

- International;
- UK;
- National (i.e. England/Northern Ireland/Scotland/Wales);
- Regional;
- County (or Metropolitan - e.g. in London);
- District (or Unitary Authority, City, or Borough);
- Local or Parish; and
- Site
- Within zone of influence only (which might be the project site or a larger area).

The habitats will be assessed based on these criteria.

Developed land; sealed surface.

A section of the hardstanding was located on the site occupying the southern section of the site. A retaining wall and steps was also located in this area.

The wider site contained a brick-built house with a pitched tiled roof. Dormas were present in the roof of the building. Areas of hardstanding were located around the house and. The areas of developed land are considered as having a benefit at a zone of influence level.

Individual trees/ Line of Trees

The site contained a semi mature horse chestnut (*Aesculus hippocastanum*) and sycamore (*Acer pseudoplatanus*) as well as apple and pear trees (*Prunus sp.*). A line of conifer trees (photo 1) was located along the east edge of the site. Other trees were located across the wider site.



Photo 1: Showing line of conifer trees on northeast edge of site, prunus in foreground to left.

Introduced Shrub

The site contained an area of shrubs above a brick retaining wall this was mostly empty of plants and shaded, some bamboo was present. The wider site contained areas of dense established shrubs mostly around the edges of the garden but also to the front of the building. These shrubs contained mostly ornamental species of shrub and flowers however field rose (*Rosa arvensis*), holly (*Ilex aquifolium*), elder (*Sambucus nigra*) and ivy (*Hedera helix*) were also present.

The denser area of shrubs provides potential habitat for nesting birds and small mammals. The introduced shrubs are considered as having a benefit at a site level.



Photo 2: Showing proposed development area dominated by hardstanding and area of sparse shrubs. Trees present in background.

Modified Grassland

A section of close mown modified grassland was located on wider site. This was species poor containing species such as; White clover (*Trifolium repens*), annual meadow grass (*Poa annua*) and perennial rye grass (*Lolium perenne*). The grassland is short which will limit its potential to support protected and notable species. The grassland is considered as having a benefit at a site level.

Several of the trees contained features that have potential to support protected and notable species. The trees help to provide connectivity across the local landscape and the maturity of some of the trees will provide an additional benefit. The individual trees and line of trees are considered as having a benefit at a local level.

Summary

The table below summaries the habitats on site and their value within a geographical context.

Habitat	Value	Comments
Developed land	Zone of influence	Small area of hardstanding.
Individual trees/ Line of trees	Local	Scattered trees and line of trees with potential to support protected species, semi-mature trees present.
Introduced shrub	Site	Sparse area of ornamental planting on site.

Table 1: Summary of value of habitats on site.

3.2 Species Desktop Results

A recent biological record bureau search from GIFL produced some records of protected and Species of Conservation Concern (SoCC) within 1 km of the site. Table one below summarises the key species groups and protected areas within these results. A full list of the species can be seen on request.

Protected species are those listed on EC Habitats Directive- Annexes II and IV, EC Bird Directive- Annex I, Conservation (Natural Habitats) Regulations 1994- Schedules 2 & 5, NERC 2006 Section 41, Wildlife and Countryside Act 1981 (as amended)-Schedules 1, 5 & 8, Protection of Badgers Act 1992. Notable species are categorised as being a: BAP priority National, Red list species (not least concern) and or Red status bird species, Red Data Book Species, NERC species. Legislation and BAP designation are explained in the appendix.

Sites and Habitats	Present/Absent	Details		
Statutory sites	Present	A Local nature reserve is located to the south of the site.		
Non-Statutory sites or Local Wildlife Sites	Present	Sites of importance to nature conservation (SINC) are present within the local landscape.		
Ancient Woodland	Absent	Ancient woodland is not present within 1 km of the site.		
Priority Habitats	Present	The local landscape contains areas of priority habitat including deciduous woodland and grassland.		
Protected and Notable Species	Number of species	Number of records	Date of closest record	Distance and direction from site
Amphibian Species	2	29	2013	252m SW
Reptile Species	0	0	-	-
Invertebrate species	18	74	1998	157 SE
Terrestrial Mammal Species (excl. Bats)	1	9	2022	53m E
Bat Species	8	64	2009	133m S
Bird Species	30	421	2020	124m E
Plant Species	10	273	2017	132m S

Table 2: Summary of protected areas and species information.

Other desktop results

Additionally, the Natural England resource; Magic map⁴, was consulted for any granted protected species licences that may be in the area. The closest is a record of a bat licence located approximately 380m to the south of the site.

⁴ www.magic.gov.uk

3.3 Species Site Assessment

The following assessment takes into account the information from the desktop study as well as an assessment of the habitats on site and their potential to support protected and notable species. The likelihood of species being found on site is defined as follows;

- High- Definite signs of species identified on site and habitat considered suitable.
- Medium/ moderate- habitat considered suitable but obvious signs not necessarily detected.
- Low- no obvious signs and habitat considered sub-optimal. Though species may be present.
- Negligible- highly unlikely that species is present.

Bat Commuting/ Foraging Habitat

The protected species licencing information from the Magic map produced a record of a granted protected species licence for bats, the closest is located approximately 380m to the south of the site close to Holly Park Estate. The local records data includes several bat records including following species; Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Natterer's Bat (*Myotis nattereri*), Lesser Noctule (*Nyctalus leisleri*) and noctule bat (*Nyctalus noctule*).

The closest records, of several species, are located 133m to the south of the site (from 2009) likely within the protected site in that area. The most recent record is from 2021 and located 964m to the northwest of the site. Several other bat records, from multiple years, are located within the Local Nature Reserve within 300m to the southwest of the site.

All bat species in the UK eat insects and forage along habitats such as hedgerows, woodlands, grasslands and waterways⁵. Bats use woodland edges, hedgerows, rivers and other linear features like tree-lined footpaths as corridors to commute from one area of countryside to another⁶. The site contains several suitable linear features including lines of trees and scattered trees. There is potential connectivity across the local landscape between the site and areas where bats have been recorded.

The presence of foraging/ commuting habitat is considered **moderate**.

⁵ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-habitats/foraging-habitats>

⁶ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-habitats/commuting-habitats>

Bat Roost Tree Assessment

The table below summarises the guidelines for assessing the potential suitability of trees. The trees on site were assessed against this criterion. This table is taken from the Bat Conservation Trust good practice guidelines 2023⁷.

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

Table 3: Summary of guidelines for assessing bat potential.

The trees on the sites were assessed for any Potential Roost Features (PRFs) following the Ground level Tree Assessment (GLTA) methodology. The bat conservation trust provides information regarding features that may be present in trees that bats could potentially use for roosting⁸. Some of the larger trees on site contained small features that could support low numbers of bats. Though these trees contained features no evidence of bats was seen such as staining or droppings. The trees are considered as having a **PRF-I** potential to support a bat roost.

Badger Assessment

The site was investigated for evidence of Badger (*Meles meles*); setts or signs such as tracks, hair, or latrines. No direct evidence of badger was seen during the site visit. The site contained little in the way of suitable habitat and is located in an urban environment. The likelihood of badgers being seen on site is considered **negligible**.

Dormouse Assessment

Across its range dormice (*Muscardinus avellanarius*) prefer the successional stage of woody vegetation; this is the new growth that arises after woodland management such as coppicing, ride widening, thinning or glade creation, they may also occur in scrubby habitat⁹. There are no local records of dormouse in the local biological records data or any protected species license within the local area. The site does not contain any suitable habitat for dormouse. The likelihood of dormouse being found on site is **negligible**.

⁷ Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London).

⁸[Bats-Trees.pdf](#)

⁹ <https://ptes.org/get-informed/facts-figures/hazel-common-dormouse-muscardinus-avellanarius/>

Small Mammal Assessment

Hedgehogs (*Erinaceus europaeus*) prefer habitats such as woodland edges and hedges as well as suburban areas¹⁰. There are records of hedgehog within the local area, 53m to the east of the site. The dense shrubs provide suitability for species such as this and there is connectivity to wider areas. The likelihood of mammals being on site is considered to be **moderate**.

Aquatic Mammals

No suitable waterbodies were present on site therefore aquatic mammals are not a consideration for this site.

Great Crested Newt Assessment

The European protected species Great Crested Newt (*Triturus cristatus*) require both suitable aquatic habitats for breeding and terrestrial habitats to forage and shelter during the active season and hibernate over winter¹¹. The site does not contain any ponds and viewing the OS map there does not appear to be any within proximity of the site. The local records data and magic map does not show any records of GCN within the local area. The site only contains limited suitable terrestrial habitat and is relatively isolated in an urban environment. This combined with the lack of local records and aquatic habitats means the likelihood of GCN being present is considered **negligible**.

Common Amphibians Assessment

The local records data did not contain any records of common amphibians such as Common Frog (*Rana temporaria*) and Common Toad (*Bufo bufo*), likely from the Local Nature Reserve to the south of the site. The site does not contain any aquatic habitats and suitable terrestrial habitats are limited. The likelihood of common amphibians being found on site is considered to be low.

Reptile Assessment

Reptiles prefer sites with a diversity of habitats containing a number of micro habitats that provide suitable foraging and refuge sites¹². There are no local records of reptiles within the GIGL data. The habitat on site is not likely to support reptiles. Therefore, the likelihood of reptiles being present on site is considered to be **negligible**.

Bird Assessment

The site contains suitable habitat for nesting birds, in particular the scrub and trees. All bird nests are protected whilst they are in use. The likelihood of nesting birds being present is considered **moderate**.

¹⁰ http://www.mammal.org.uk/sites/default/files/factsheets/hedgehog_complete_0.pdf

¹¹ Great crested newt mitigation guidelines. August 2001. English Nature.

¹² Edgar, P., Foster, J. and Baker, J. (2010). Reptile Habitat Management Handbook. Amphibian and reptile Conservation, Bournemouth

Invertebrate Assessments

A number of notable and protected invertebrate species were returned in the TVERC results. This included records of Stag Beetle (*Lucanus cervus*), the closest record is within 300m to the northwest and also a recent record from 2023 approximately 500m to the east of the site. There are several records of notable moth and butterfly species, mostly emanating from the protected area to the south of the site. The trees and shrubs on site may attract notable invertebrates such as stag beetles. The possibility of notable invertebrates being present is considered **low**.

Plants

The GIGL data contains records of the priority plant species. The nature of the garden habitats on site means it is unlikely to support priority species. The likelihood of notable plants being on site is considered **negligible**.

Summary

Table 3 below summarises the sites potential for protected and notable species. Designations for potential are as follows;

- High- Definite signs of species identified on site and habitat considered suitable.
- Medium/ moderate- habitat considered suitable but obvious signs not necessarily detected.
- Low- no obvious signs and habitat considered sub-optimal. Though species may be present
- Negligible- highly unlikely that species is present.

Species	Sites potential to support	Justification
Bat foraging/ commuting areas	Moderate	The shrubs and trees on site provide suitable foraging and commuting habitats for bats. There is connectivity across the local landscape, bats have been recorded in the local area.
Bat Roost Trees	PRF-I	Majority of the trees on site contained features that have potential to support individual or small numbers of bats.
Badgers	Negligible	No suitable habitat on site and located in urban environment.
Dormice	Negligible	No evidence of Dormouse. Lack of local records and habitat on site.
Small mammals	Moderate	Site contains suitable habitat for small mammals and there is connectivity to wider areas.
Reptiles	Negligible	Lack of suitable habitat on site and connectivity.
Common Amphibians	Low	No aquatic habitats on site. Terrestrial habitats offer some limited opportunities.
Great Crested Newts	Negligible	No ponds on site or suitable terrestrial habitat. Lack of local records.
Breeding birds	Moderate	Habitats on site have potential to support nesting birds.
Invertebrates	Low	Habitats on site have potential to attract notable invertebrate species.
Plants	Negligible	Garden habitats on site are unlikely to support notable plant species.

Table 4: Summary of sites potential to support certain protected and notable species.

3.4 Protected Areas

Statutory Protected Areas

The Parkland Walk Local Nature Reserve is located to the south of the (figure 2). The Parkland Walk is a 2.5-mile disused railway that is specifically managed as a Natural Conservation Area. The walkway contains naturally regenerated woodland, scrub and rough grassland forming a variety of habitats for flora and fauna.

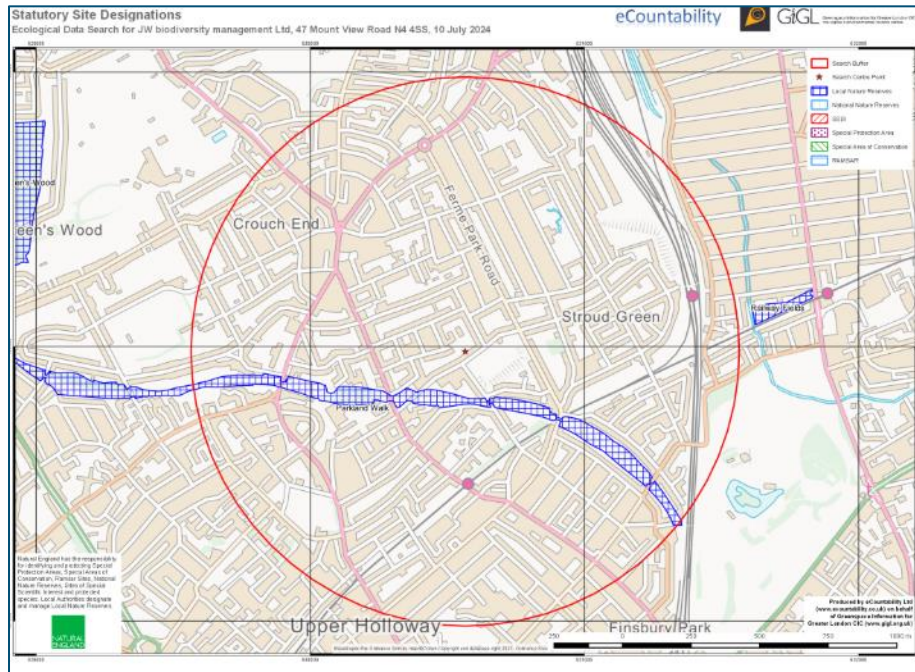
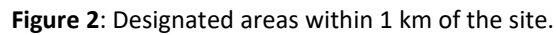


Figure 2: Location of statutory protected areas within 1 km of the site.

Non-Statutory protected Areas

A Sites of Importance for Nature Conservation (SINCs) is located within the area of the LNR mentioned above. Other SINC sites are located within 1 km of the site including the Upper Holloway Railway Cutting to the south of the LNR. Other SINC sites are dotted across the local landscape (see figure 3).



The local landscape contains habitats listed on the Priority Habitat Inventory (HPI). This is predominately deciduous woodland. The closest area is to the south of the site within the LNR as well as a small pocket to the east of the site, within 300m. Areas of priority woodland and wood pasture are located within the SINC site (HgB1109) just within 1km to the east of the site.

4. Discussion

The following sections consider the effects on protected areas, priority habitats, protected species, notable species and habitats on site. Recommendations for additional surveys and or enhancements are made as necessary.

4.1 Effects of Designated Sites

The proposed development will not be carried out within proximity of a designated area. It is unlikely that there will be any direct impacts to these protected areas. The general protection measures set out below should be followed to help ensure there are no indirect impacts.

4.2 Effects on Priority Habitats

Areas of ancient woodland are located within the local landscape. The National Planning Policy Framework (NPPF) (2021) paragraph 180 states “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists”. Natural England’s standing advice for Ancient Woodland¹³ currently recommends that at least a 15m buffer is created between any development and ancient woodland. The nearest area of ancient woodland is over 15m from the site so therefore this will not be a constraint for this project.

Areas of priority habitat are located within 500m of the site though not bordering the site. These areas will not be directly impacted by the proposed development, by following the pollution control measures set out below any indirect impacts will be minimised.

4.3 Effects on Habitats on Site

As can be seen in the appendix the proposed plan will impact areas of introduced shrub and existing trees. Several of the trees will be retained these should be protected during construction with adequate root and crown protection.

¹³ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

4.4 Effects on Protected and Notable Species

Bats

The site is considered as having potential to support bat foraging and commuting habitat.. It is recommended that as part of the development additional commuting or foraging habitat is provided such as trees and hedgerows be created on site.

Furthermore, a sensitive lighting scheme should be incorporated into the final design to protect these edge habitats and any newly created habitats on the site. To protect potential roost or bat foraging/ commuting habitat in the area it will be important to;

- Avoid illuminating the wider habitats on site, particularly the woodland edges, at dusk or nighttime- Guidelines provided by the Bat Conservation trust and ILP should be followed¹⁴.
- Limit work to daylight hours
- Limit noise disturbance and other forms of pollution such as dust
- Maintain the wider habitats on site.
- Lighting should also be considered post-development with any external lighting positioned so as not to illuminate potential foraging or commuting habitats.

Some of the trees on site will be removed. Additional bat surveys are not required for a tree with a PRF-I potential to support bats. However, it is recommended that these be soft felled; cut in sections and lowered to the ground, with core wood stacked on site for at least 24 hours.

Badgers

Badgers are not considered a constraint for this project.

Small Mammals

Small mammals such as hedgehogs may be present on the site. Any vegetation removal should be cleared systematically by hand and cut down to ground level. Any debris such as log or brush pile should be dismantled by hand and removed. This will allow any animals present to leave the work area safely. Additional enhancements are recommended below.

Dormouse

Hazel Dormice, their breeding sites and resting places are protected by law¹⁵. Dormouse are not considered a constraint for this project.

¹⁴ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

¹⁵ <https://www.gov.uk/guidance/hazel-or-common-dormice-surveys-and-mitigation-for-development-projects>

Common amphibians

Some of the habitats on site are considered as having potential to support common amphibians; reptiles are protected from recklessly injuring or killing under UK law. The majority of habitats that will be impacted are unlikely to support these species. To further reduce possible impacts, It is recommended that the habitats, that will be directly impacted, be cleared using a suitable method statement to reduce the likelihood of impacting reptiles;

Stage 1

The vegetation will need to be reduced to a height 150-200mm using hand tools (e.g. strimmers). It is recommended that cutting works towards retained areas, where there is connectivity to wider habitats. All potential refugia such as log or rubble piles should be removed by hand to outside of work area.

Stage 2

After a period of at least one day has passed a second vegetation cut should be undertaken to ground level. Again, it is recommended that this second-stage cutting works towards the eastern edge of the site. All cuttings to be removed from work area. The site can then be completely cleared and worked upon as necessary.

If a reptile or amphibian is seen, then works should stop until an appropriate mitigation strategy can be agreed and implemented.

Nesting Birds

To ensure breeding birds are not impacted any vegetation that may require removal should be removed outside of the breeding bird season, this typically runs from March to September. If vegetation/ buildings require removal during the nesting bird season the area should be subjected to a survey by an experienced ecologist. If there are any nest sites located within the work area a suitable exclusion zone will have to be established until the chicks have fledged. All bird nests are protected in the Wildlife and Countryside Act (see appendix).

Invertebrates

Post development planting should consider species that will attract invertebrates to site. Retention of trees will help ensure suitable habitat for notable invertebrates.

4.5 General Ecological protection Measures

The following measures are suggested to help minimise the impact to the wider environment;

- Suppression and monitoring of dust where relevant.
- Control sources of aquatic pollution, particularly from entering local water courses or ground water.
- All proposed work must strictly be in accordance with all relevant Pollution Prevention Guidelines (PPG) published by the Environment Agency which may include but is not limited to PPG1 (general), PPG5 (works in, near, or liable to affect watercourses) and PPG6 (work at construction & demolition sites). Contingency plans should be drawn up to address chemical spillage, collision, etc.

4.6 Ecological Enhancements

A number of enhancements can be made to the final development to help reduce potential ecological impacts, as well as to try and achieve biological net gain. It is important to utilise native species of local provenance in landscaping schemes to enhance the ecological value of the development.

Planting

Native tree planting can be used to provide additional habitats.

Additional Features

To enhance the local bat population and provide roosting opportunities within the site artificial roost sites could be incorporated into the development.

The inclusion of bird boxes into the proposed development would provide a benefit for local bird population. A range of different boxes is recommended.

5 Biodiversity Net Gain

Mandatory Biodiversity Net Gain, as part of the Environment Act (2021), come into effect in February 2024. Biodiversity Net Gain (BNG) requires development to be planned and designed in ways that minimise any loss or damage to existing habitats, to compensate for any damage caused by the development and to deliver a net positive gain in biodiversity through enhancements. Development must achieve at least a 10% net gain in biodiversity value, compared to pre-development baseline. This is a mandatory requirement of the Environment Act (2021) and various pieces of secondary legislation.

There are exemptions to the mandatory net gain which include;

- Householder applications
- Permitted development submissions
- Some self-build and custom-build developments
- Development with a below 'de minimis' impact on habitat

This project is likely to be exempt under the self-build and custom build development exemption. This is because the site is under 0.5 ha in size and the proposed construction will consist of less than 9 dwellings. The proposed building will fall within the definition under Self-build and Custom Housebuilding Act 2015.

The site has been assessed by a qualified ecologist.

Therefore, a Biodiversity Net Gain assessment is not required. However, to comply with local planning policy a baseline assessment has been undertaken and a biodiversity metric showing the baseline scores has been compiled.

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Small Sites Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Small Sites Metric (Statutory Biodiversity Metric) User Guide was followed¹⁶. The Biodiversity Metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

¹⁶ The Small Sites Metric (Statutory Biodiversity Metric) User Guide. Department for Environment Food & Rural Affairs. February 2024.

5.1 Mitigation Hierarchy

The Statutory Biodiversity Metric supports and reinforces the application of the mitigation hierarchy which is an important principle of ecological good practice. Applying the mitigation hierarchy means aiming to retain habitats in situ and avoiding or minimising habitat damage so far as possible, before looking to enhance or recreate habitats. This sequential approach is encouraged by biodiversity metric because it allows overall biodiversity gains to be achieved more easily through the avoidance of on-site habitat losses, rather than relying solely on the creation of new habitat or the enhancement of existing habitat. It works this way because the metric applies multipliers that are based on the risks inherent in creating or restoring habitat, and which are not applicable when existing habitat is safeguarded.

2.1.1 Statutory Obligations

The use of the biodiversity metric does not negate the projects statutory obligations in relation to protected species and habitats.

5.2 Calculating Units

Biodiversity units are calculated using the size of a parcel of habitat and its quality. The metric uses habitat area (measured in hectares) as its core measurement, except for linear habitats (hedgerows and lines of trees and rivers and streams) where habitat length (measured in kilometres) is used.

To assess the quality of a habitat biodiversity metric scores:

- Habitats of different types, such as woodland or grassland, according to their relative biodiversity value or distinctiveness. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread.
- The condition of a habitat. Scoring the biodiversity value of the habitat relative to others of the same type.
- Being 'better' and 'more joined-up' are important facets of habitats that can contribute to halting and reversing biodiversity declines, so the metric also accounts for whether or not the habitat is sited in an area identified, typically in a relevant local strategy or plan, as being of strategic significance for nature.

5.3 Principles and rules of Biodiversity Metric

5.3.1 Principles

The Biodiversity metric works under the following principles;

- Principle 1: The SSM assessment should be completed by a competent person.
- Principle 2: The SSM does not change existing biodiversity protections, statutory obligations, or policy requirements. The use of the SSM does not override the ecological mitigation hierarchy and other requirements. This includes consenting or licensing processes, for example those applied over woodlands.
- Principle 3: The SSM should be used in accordance with established good practice guidance and professional codes.
- Principle 4: The SSM is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6: The SSM is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9: The SSM does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
 - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and
 - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

5.3.2 Rules

The following rules apply to the biodiversity metric;

- Rule 1: The trading rules of the SSM must be followed.
- Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- Rule 3: 'To accurately apply the biodiversity metric formula, you must use the biodiversity calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

5.4 Baseline Assessment

5.4.1 Habitat Condition

The baseline habitat assessment has been conducted using the information from the site visit. Habitat condition is a measure of the state of a habitat and is used to measure variation between parcels of the same habitat type.

When using the SSM, condition assessments do not need to be undertaken as condition is automatically assigned by the SSM at the baseline stage.

5.4.2 Habitat Distinctiveness

Distinctiveness is a measure based on a habitat's type and its distinguishing features. The SSM automatically assigns a distinctiveness category based on habitat type.

The habitat type and extent is taken from the information set out in the PEA report.

5.4.3 Strategic Significance

Strategic significance is the local significance of the habitat based on its location and habitat type. Where a Local Nature Recovery Strategy (LNRS) has been published, you should use the relevant published LNRS. If an LNRS has not yet been published, a relevant planning authority should specify alternative documents for assigning strategic significance whilst an LNRS is put in place.

5.4.4 Baseline Scores

The table below summarises the baseline habitat assessment for the site. The layout of the habitats are shown in appendix 1. More detailed information is provided in the accompanying biodiversity metric¹⁷.

Broad habitat	Habitat type	Area (m ²)	Distinctiveness	Condition	Strategic Significance
On Site Area Habitats					
Urban	Developed land; sealed surface	115	V. Low	N/A	Low Strategic Significance
Urban	Introduced Shrub	84	Low	N/A	Low Strategic Significance
Individual Trees	Urban tree	4 x medium	Medium	Moderate	Low Strategic Significance
Hedgerows	Line of Trees	6m	Low	Moderate	Low Strategic Significance
On-site Habitat Baseline					0.6158 Habitat Units
On-site Hedgerow Baseline					0.0240 Hedgerow Units

Table 5: Baseline BNG Assessment

Tree size is determined in the metric as; small- DBH < 30cm, Medium- DBH >30 to < 60cm, Large DBH > 60 to < 90cm, very large- DBH > 90cm.

5.4.5 BNG Summary Results

The proposed development would require the loss of the trees on site. The proposed development will include new landscaping, this is classed as 'vegetated garden' within the metric as this follows guidelines for using the statutory metric. Overall, this would result in a net loss in habitat and hedgerow units.

However the site and the proposed development has been considered as being exempt from the full biodiversity net gain process, under the self-build and custom-build developments exemption. A baseline assessment has been completed by a competent and qualified ecologist.

¹⁷ Small_Sites_Metric__Statutory_Biodiversity_Metric__BM060524-47 mount view road

6 Conclusions

The site was assessed as having potential to support protected and notable species. Following and initial impact assessment recommendations have been made to reduce the proposed development impacts on wildlife as well as ensuring compliance with relevant legislation and planning policies.

The bellow table summarises the recommendations.

Recommendation	Action	Justification
Protection of breeding birds*	Carry out vegetation outside of breeding bird season or under supervision of ecologist following a breeding bird survey	The buildings are likely providing several opportunities for breeding birds.
Appropriate lighting for bats*	Avoid illuminating bat foraging and commuting habitat- woodland/ scattered trees. During and post development.	This will help limit disturbance to bat species in the longer term.
Retention of habitats*.	Retain important habitats such as shrubs and trees.	This will help ensure key habitats are protected.
Adequate pollution control	Follow protection measures during construction.	This will protect habitats on site and those in the nearby landscape.
Additional enhancements	Include native planting as well as bird and bat features in the prosed design.	This will provide a greater longer-term benefit for wildlife.
Clear vegetation in stages.	Clear any vegetation in stages.	This will allow animals to leave area safely.

Table 5: Summary of Recommendations

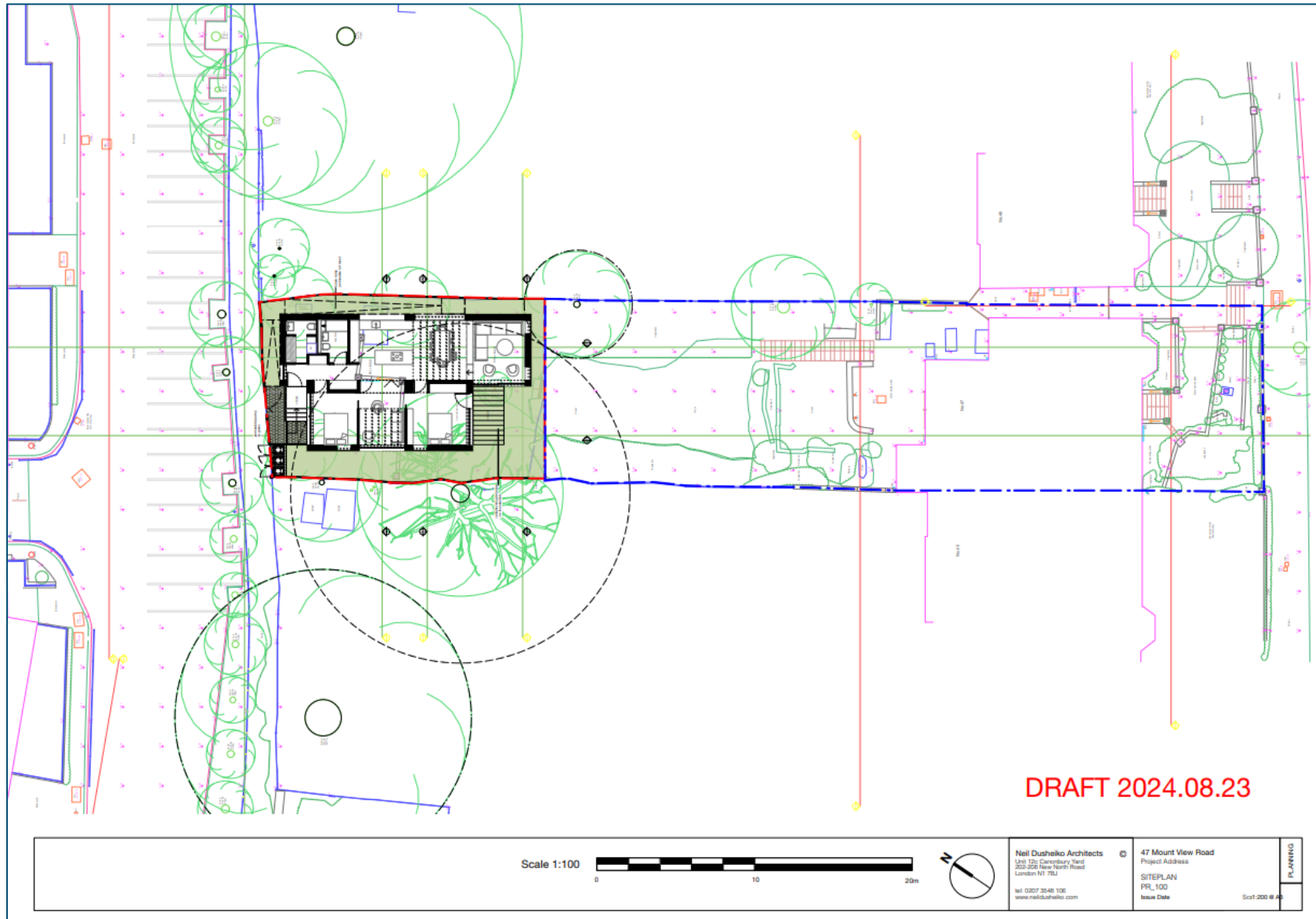
* Denotes recommendation relating to legislation.

7 Appendix

7.1 Appendix 1: Current Habitat Layout



7.2 Appendix 2: Proposed Development Layout



7.3 Appendix 3: Proposed Habitat Layout



7.4 Appendix 4: Legislation

Protected species have protection under national legislation such as the Wildlife and Countryside Act 1981 and European legislation such as the Habitats Directive.

Please note the following:

- (1) If there is no record of a particular protected species, this does not signify that the species is absent from the site in question. It may mean that it has not been recorded, that the site has not been surveyed for this species, or that data relating to its presence has not been made available to us.
- (2) The presence of a protected species record does not mean that the species is still present. It means that the species was recorded at that time and place. The implications of the record should be further evaluated, and a survey to establish the current status may be required.
- (3) The following summary of legislation is designed purely as a basic guide, if any action is to be taken regarding any of the protected species listed, then it is imperative that the full relevant legislation be consulted.

WILDLIFE PROTECTION LEGISLATION IN ENGLAND

Legislation that protects wildlife in England exists at the European and national level.

European Law

The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) was aimed at ensuring conservation and protection of all wild plants and animals, increasing cooperation between states, and affording special protection to the most vulnerable or threatened species. It was implemented by the EC Birds Directive (Council Directive 79/409/EEC) and the EC Habitats Directive (Council Directive 92/43/EEC).

The Bonn Convention on Migratory Species of Wild Animals (1979 & 1994) requires the protection of migratory animals. It was implemented by the EC Birds Directive (Council Directive 79/409/EEC) and the EC Habitats Directive (Council Directive 92/43/EEC).

The EC Habitats Directive aims to establish a network of protected areas in order to maintain the distribution and the abundance of threatened species and habitats. A number of species are listed in the annexes.

Annex II lists animals and plants whose conservation requires the designation of Special Areas of Conservation (SACs).

Annex IV lists animals and plants in need of strict protection. For the animals, this prohibits deliberate capture, killing, disturbance (especially during breeding period), destruction or taking of eggs from wild, and destruction or deterioration of breeding sites or resting places. For the plants,

this prohibits deliberate picking, collecting, uprooting, cutting, destruction, and trade in entire plants or parts, at all stages of life.

Annex V lists animals and plants for which taking in the wild may be subject to management measures

National Law

Wildlife and Countryside Act The Wildlife and Countryside Act 1981 (as amended) is the main source of legal protection for wildlife in England and was strengthened by the Countryside and Rights of Way Act 2000. A statutory five-yearly review of Schedules 5 and 8 (protected wild animals and plants) is undertaken by the relevant authorities. Species protection is provided under Schedules 1, 5, 6 and 8:

Schedule 1 lists bird species that are rare, endangered, declining or vulnerable. The Schedule is divided into two parts. Part I lists birds which receive special protection; these birds receive additional protection from disturbance at the nest. Part II lists birds that receive the same level of special protection, but only during the breeding season.

Schedule 5 protects animal (other than bird) species from certain actions, according to the sections of the Act under which they are listed:

S9 (1) prohibits the intentional killing, injury or taking. S9 (2) protection is limited to possessing and controlling. S9 (4a) prohibits the damaging, destroying or obstructing access to any place used by the animal for shelter or protection. S9 (4b) prohibits disturbing the animal while it is occupying any structure or place which it uses for shelter or protection. S9(5) prohibits the selling, offering for sale, possessing or transporting for purpose of sale, or advertising for sale, any live or dead animal, or any part of, or anything derived from such an animal. Species on this Schedule do not appear on the PSI.

Schedule 6 lists animals that may not be killed by certain methods. Even humane trapping for research requires a licence.

Schedule 8 lists plant species for which it is prohibited to intentionally pick, uproot, destroy, trade in, or possess (for the purposes of trade).

Under the Wildlife and Countryside Act, all wild plants in Britain are protected from intentional uprooting by an unauthorised person. Landowners, land occupiers, persons authorised by either of these, or persons authorised in writing by the Local Authority for the area are exempt from this, except for Schedule 8 species.

Conservation Regulations the Conservation of Habitats and Species Regulations 2010 (as amended) transpose the EC Habitats Directive into national law. In addition to enabling the designation of SACs, the regulations also provide species protection:

Schedule 2 protects the listed animals from deliberate capture, killing, disturbance or trading in.

Schedule 4 protects the listed plants from picking, collecting, uprooting, destroying or trading in.

These actions can be made lawful through the granting of licences by the appropriate authorities. Licences may be granted for a number of purposes, but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild the population of the species concerned.

Protection of Badgers Act the Protection of the Badgers Act prohibits the killing, injuring or taking of badgers and damage or interference with a badger sett, unless licensed to do so by a statutory authority.

International and European Obligations

In the UK, species receiving protection under international legislation and agreements are protected through the Wildlife and Countryside Act, so are not shown separately in the BMERC notable species lists. For reference, the relevant categories are shown below.

Bern Convention on the Conservation of European Wildlife and Natural Habitats the Bern Convention aims to ensure the conservation of wild flora and fauna species and their habitats.

- Appendix 1 (strictly protected flora) - Plants for which contracting parties will prohibit deliberate picking, collecting, cutting or uprooting.
- Appendix 2 (strictly protected fauna) - Animals for which contracting parties will prohibit deliberate capture, possession, killing, damage to or destruction of breeding or resting sites, disturbance or destruction or taking of eggs.
- Appendix 3 (protected fauna) - Animals for which contracting parties will include closed seasons and regulate their sale, keeping for sale, and transport for sale or offering for sale of live and dead wild animals. (Not included in Notable Species List).

Bonn Convention on Migratory Species the Bonn Convention aims to conserve terrestrial, marine and avian migratory species throughout their range.

- Appendix 1 (migratory species threatened with extinction) - Species for which contracting parties will strictly protect and endeavour to conserve or restore the places where they live, mitigating obstacles to migration and controlling other factors that might endanger them.
- Appendix 2 (migratory species that need or would benefit from international co-operation) - Species for which contracting parties will be encouraged to conclude global or regional agreements for the conservation and management of individual species or, more often, of a group of species. (Not included in Notable Species List).

The EC Council Directive on the Conservation of Wild Birds the Birds Directive provides a framework for the conservation and management of all wild birds in Europe. As well as designating important sites for birds as Special Protection Areas, birds are generally protected from deliberate killing or capture and destruction of or damage to their nests or eggs, and deliberate disturbance. Allowances are made for game birds.

UK BAP & notable species

UK Biodiversity Action Plan and Section 41 Species

Biodiversity, or biological diversity, is the whole variety of life on Earth. The Convention on Biological Diversity (CBD) came about as a result of the 1992 Earth Summit. As one of 168 countries to sign up to the CBD, the UK was required to develop a national strategy for the conservation of biodiversity; the UK Biodiversity Action Plan (UKBAP) was born.

The UKBAP is the result of contributions involving a wide range of people and organisations, enabling the identification of species and habitats that are listed as priorities for conservation action. A 2007 review of the UKBAP has resulted in 1149 species and 65 habitats being listed as conservation priorities. For more information see www.ukbap.org.uk.

In addition to the national priorities and targets, action is also being taken at local level. The Essex Biodiversity Project is responsible for implementing the Essex Biodiversity Action Plan, which has 28 priority species and 15 priority habitats currently listed. For more information see www.essexbiodiversity.org.uk.

The UK BAP

(From Explanatory Note by Defra and Natural England on Section 41 of the Natural Environment and Rural Communities

(NERC) Act 2006 - Habitats and Species of Principal Importance in England)

The England Biodiversity List has been developed to meet the requirements of Section 41 of the Natural Environment and Rural Communities Act (2006). This legislation requires the Secretary of State to publish a list of species of flora and fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity.

The S41 list will be used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006 'to have regard' to the conservation of biodiversity in England, when carrying out their normal functions. In particular:

- Regional Planning Bodies and Local Planning Authorities will use it to identify the species and habitats that should be afforded priority when applying the requirements of National Planning Policy framework (NPPF) and PPS9 Circular to maintain, restore and enhance species and habitats.
- Local Planning Authorities will use it to identify the species and habitats that require specific consideration in dealing with planning and development control, recognising that under NPPF and PPS9 Circular the aim of planning decisions should be to avoid harm to all biodiversity.
- All Public Bodies will use it to identify species or habitats that should be given priority when implementing the NERC Section 40 duty.

Habitats of Principal Importance Fifty-six habitats of principal importance are included on the S41 list. These are all the habitats in England that have been identified as requiring action in the UK Biodiversity Action Plan (UK BAP). They range from habitats such as upland hay meadows to lowland mixed deciduous woodland and from freshwater habitats such as ponds to marine habitats such as subtidal sands and gravels.

Species of Principal Importance There are 943 species of principal importance included on the S41 list. These are the species founding England which have been identified as requiring action under the UK BAP. In addition, the Hen Harrier has also been included on the List because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England.

Relationship with the UK Biodiversity List of Species and Habitats the UK BAP list of priority species and habitats is an important reference source and will be the focus for conservation action across the UK over the next decade. It has been used to draw up the species and habitats of principal importance in England under S41 of the NERC Act.

The revised UK BAP list of priority species and habitats can be downloaded from the UK Biodiversity Website: <http://www.ukbap.org.uk/NewPriorityList.aspx>

Relationship with the biodiversity duty under Section 40 of the NERC Act There is a general biodiversity duty in the NERC Act (Section 40) which requires every public body in the exercising of its functions to 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

There is no direct relationship between the Section 41 duty on the Secretary of State to publish the list and promote the taking of steps to conserve the habitats and species on it, and the Section 40 duty on public bodies to have regard to the purpose of conserving biodiversity. Importantly:

- (a) Biodiversity, as covered by the Section 40 duty includes all biodiversity and not just the habitats and species of principal importance. However, there is an expectation that public bodies would refer to the S41 list when complying with the section 40 duty.
- (b) The duty on the Secretary of State to promote the taking of steps by others is not restricted to public bodies.

Defra guidance for local authorities and public bodies on implementing the biodiversity duty in the NERC Act draws attention to the S41 list, emphasising that local authorities and public bodies have a role to play in ensuring the protection of these species and habitats. Copies of the guidance can be downloaded from: <http://archive.defra.gov.uk/environment/biodiversity/documents/pa-guid-english.pdf>