Preliminary Ecological Appraisal

Land at Harrington Square, London

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Contents

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Salboy to undertake a Preliminary Ecological Appraisal (PEA) of land at Harrington Square, London, NW1 2JE.

1.2 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

1.3 This report comprises:

- The legislative and planning context (Section 1);
- Assessment methodologies (Section 2);
- Results (Section 3);
- Implications for development, including an impact assessment (Sections 4 and 5);
- Conclusions (Section 6).

Site Context

1.4 The site is situated within the Borough of Camden, London, south of Mornington Crescent Station with a central grid reference of TQ 291 883. The site covers approximately 0.05ha and consists primarily of areas of hardstanding and modified grassland. The surrounding area consists mainly of residential units, commercial units, and Harrington Square Gardens opposite the western boundary of the site.

1.5 The approximate red line boundary of the site is shown in Figure 1 below.

Figure 1: Approximate location of the survey area (red line)

Taken using Google Earth Pro (3rd October 2022)

1.6 The proposals on site are for the replacement of the car park currently on site with a new permanent residential unit. The proposals can be seen below (Figure 2).

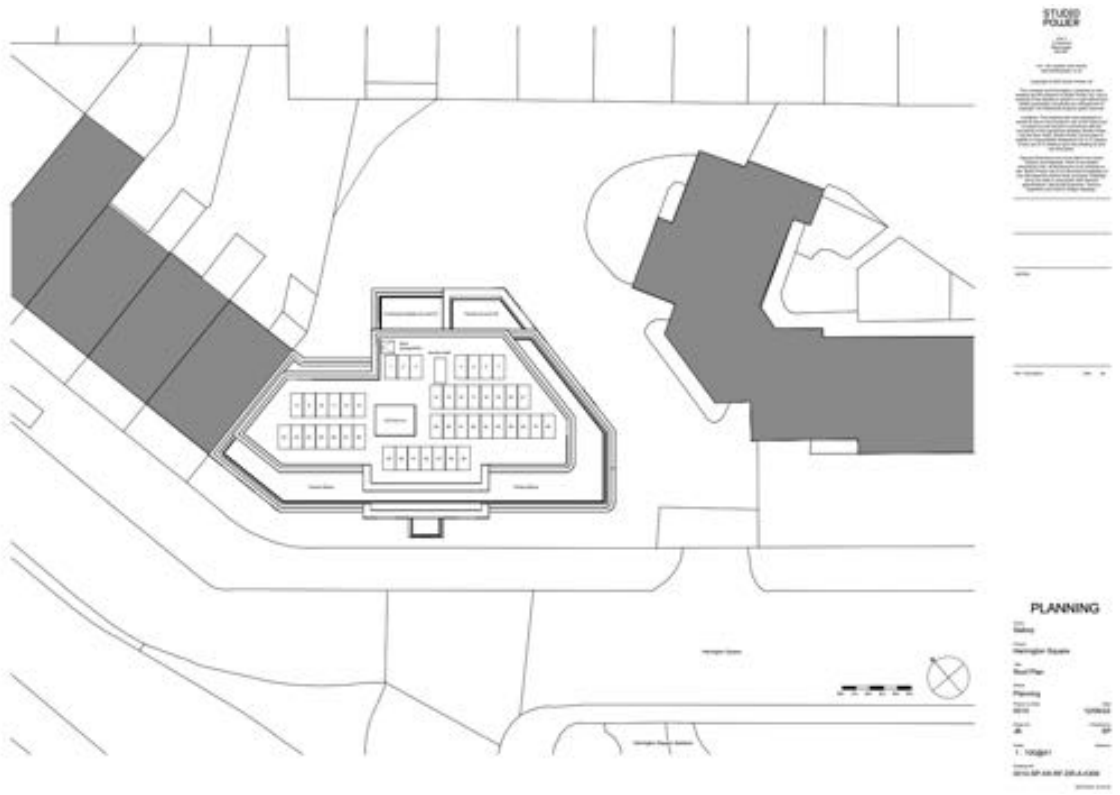

Figure 2: Current proposals for the site at Harrington Square

Provided by Salboy (July 2023)

Planning Policies

1.7 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2021) as well as polices from the Camden Local Plan (July 2017). These policies included the following which are considered relevant to ecology, biodiversity and nature conservation;

- **Policy A3- Protecting amenity: Biodiversity.**

1.8 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 inset a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions are not yet in force, but, once they are brought into effect through

implementing legislation, will require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. These provisions are not expected to come into force until November 2023 for new planning applications.

1.9 The assessment also takes into consideration nature conservation and wildlife legislation including, but not limited to, the Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019.

1.10 The report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practise for Planning and Development.

2.0 Methodology

Desktop Study

2.1 A desktop study search was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the survey area, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape. Biological records were also ordered from greenspace Infrastructure for Greater London CIC (GiGL) in a 1km radius around the red line boundary of the site.

Preliminary Ecological Appraisal

2.2 A preliminary ecological appraisal (PEA) was undertaken on 27th September 2022 by Consultant Ecologist Kieran McGranaghan BSc (Hons) PGDip QCIEEM and Assistant Ecologist Benjamin Prego BSc (Hons). This included an assessment of both the habitats and protected species potential of the site.

Phase 1 Habitat Survey

2.3 The surveyors identified the habitats present, following the standard 'Phase 1 habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC).

The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010). The dominant plant species in each habitat were recorded, where appropriate.

Protected Species Assessments

2.4 Any evidence of protected species was recorded. Standard survey methods for finding evidence and assessing presence or likely absence based on habitat suitability were used for bats in trees and buildings (Collins 2016), breeding birds (BTO 2020), hazel dormice (Bright *et al.* 2006), great crested newts (ARG 2010), reptiles (Froglife 2015), badgers (Creswell *et al*. 1990) and water voles (Strachan *et al*. 2011).

Limitations

2.5 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit. As such, seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.

2.6 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment, it is considered reasonably likely that protected species may be present.

3.0 Results

Desktop Study

3.1 There is one internationally designated area within 10km of the sites' red line boundary (Figure 3), this is:

- Lee Valley Ramsar and Special Protection Area (SPA), approximately 7.15km northeast. Designated as it regularly used by more than 1% of Great Britain's bittern

population, and more than 1% of the biogeographical population of shoveler and gadwall.

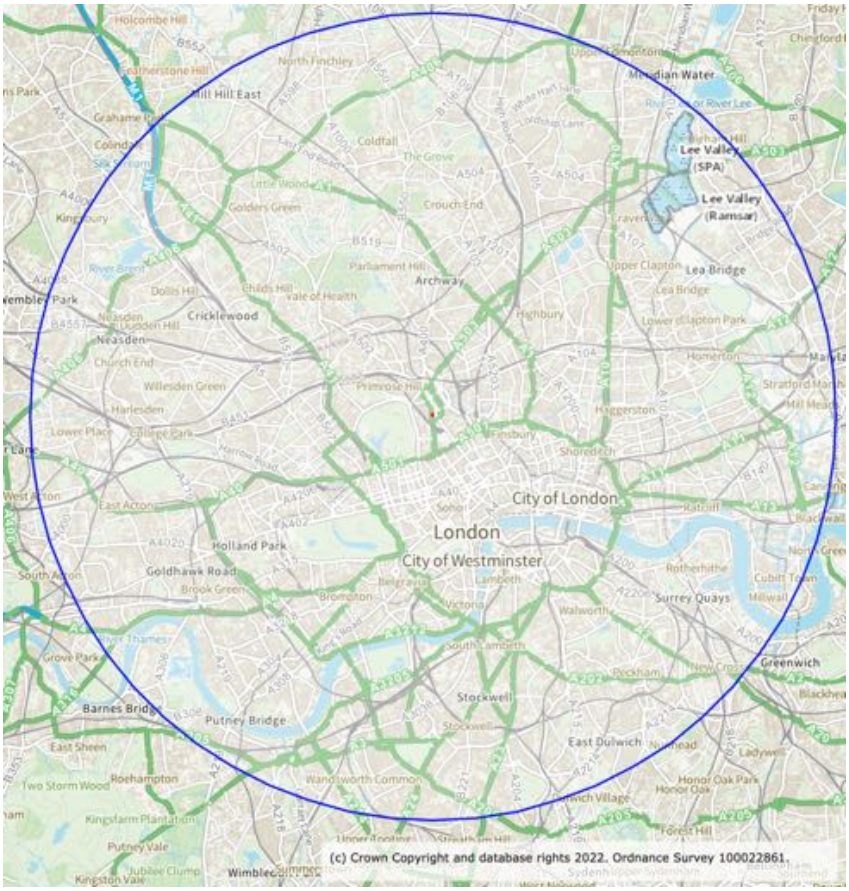

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Figure 3: Internationally designated areas within 10km (blue line) around the site (red line).

3.2 There are three statutory designated areas within a 2km radius of the site (Figure 4), these are:

- Camley Street Nature Park (LNR) approximately 800m east. This area is designated as it provides natural reedbed habitat for species of birds, invertebrates and amphibians. This site is also an important educational resource and a means of increasing local community awareness of the natural environment.
- Adelaide Local Nature Reserve (LNR) approximately 1.85km northwest. Designated for its range of habitats including summer meadow, scrub, woodland and ponds.

- Barnsbury Wood (LNR) approximately 1.9km northeast. This area is designated for its woodland which provides habitat for lesser stag beetles, common toad and other species of birds and invertebrates.

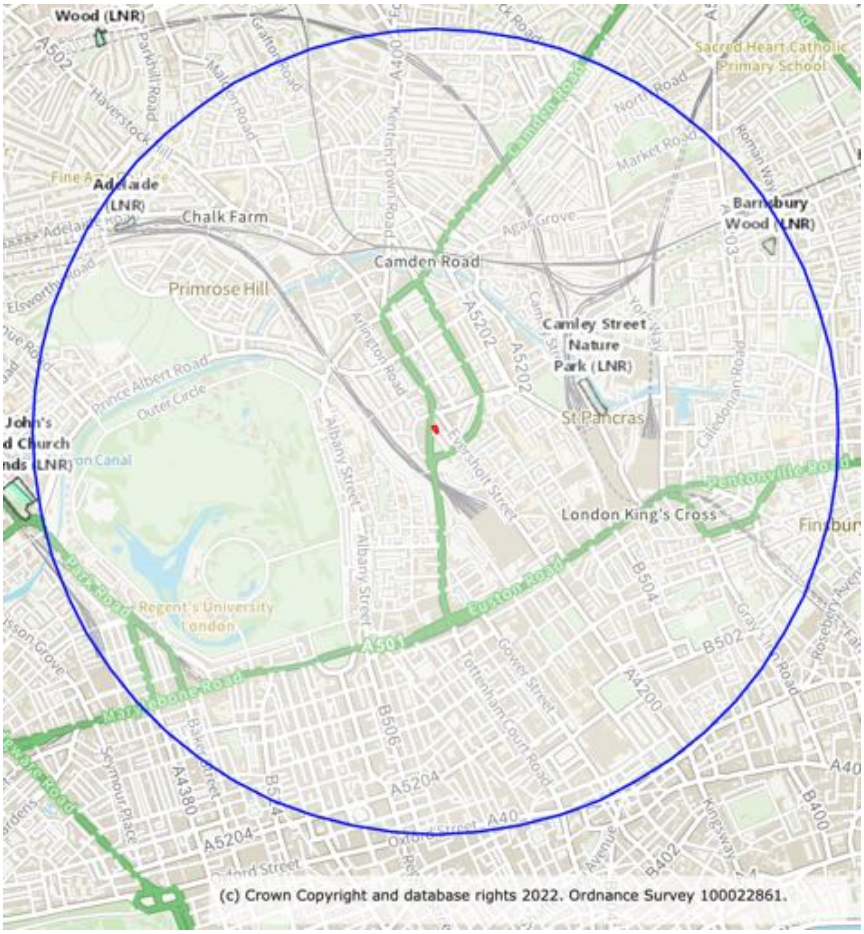

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Figure 4: Statutory designated areas within 2km (blue line) around the site (red line).

3.3 The site also falls within a SSSI Impact Risk Zone (IRZ) for the surrounding SSSIs. Within this IRZ, developments which include: airports, helipads and other aviation proposals; livestock and poultry units with floorspace over 500m^2; slurry lagoons and digestate stores over 750m^2; manure stores over 3500t; and general combustion processes with over 50 mW of energy input, are likely to impact the surrounding SSSI, SAC, SPA and Ramsar sites.

3.4 There are six non-statutory sites within a 1km radius of the site, these are:

- CaL18- St Martin's Gardens Site of Importance for Nature Conservation (SINC) approximately 475m north;
- CaBII07- St Pancras Gardens SINC approximately 500m east;
- M097- Regent's Park SINC approximately 610m west;
- M006- London's Canals SINC approximately 660m northeast;
- M095- Camley Street Natural Park SINC approximately 800m east; and
- WeBI05 – London Zoo SINC approximately 900m west.

3.5 The site is surrounded by deciduous woodland habitats (Figure 5), the closest of these is 130m to the east of the site.

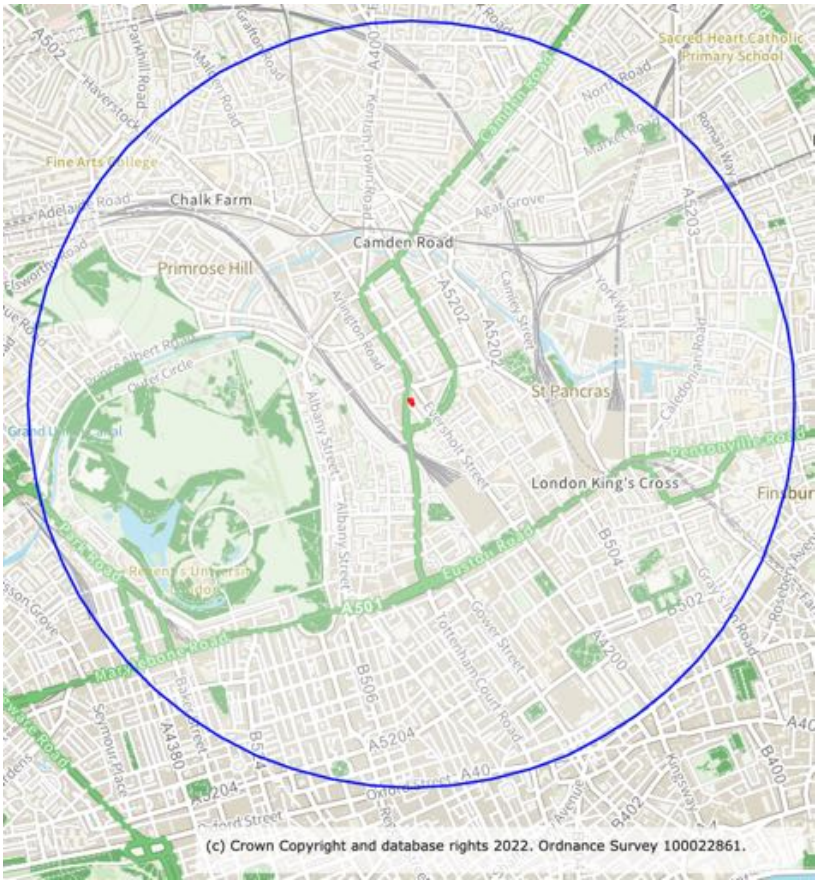

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Figure 5: Deciduous woodland (dull green) within 2km (blue circle) around the red line boundary of the site.

3.6 The search also revealed that three European Protected Species (EPS) licences were needed within a 2km radius around the red line boundary (Figure 6), these are:

- Soprano pipistrelle bats between 2017-2022, approximately 600m south;
- Common pipistrelle bats between 2015-2020, approximately 1.3km south; and
- Common and soprano pipistrelle bats in 2012, approximately 1.6km west.

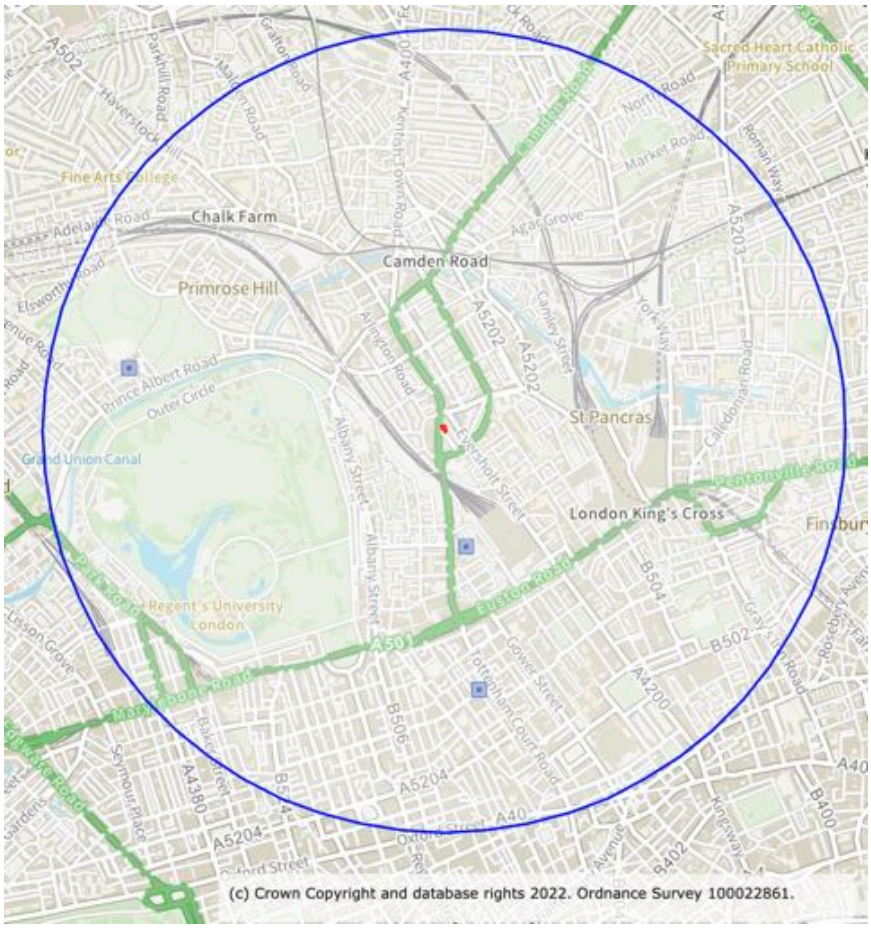

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Figure 6: Location of EPS licences taken out within a 2km buffer (blueline) around the red line boundary of the site.

3.7 OS mapping, historical records and surveys of the site did not reveal any waterbodies within a 250m radius of the site.

3.8 A 1km radius data search was purchased from GiGL. The records closest to site, recorded within the last 10 years and relevant to the habitats on site have been included in Table 1. Details regarding the data requests are included in Appendix 4.

Table 1: Notable species records within 1km of the site in the last 10 years

Species	Status	Distance from site	Date of record
Stag Beetle *Lucanus cervus*	Wildlife and Countryside Act (1981 as amended) Schedule 5; Habitats Directive Annex 2; NERC Act (2006) Section 41	760m northwest	17/06/2020
White Letter Hairstreak *Satyrium w-album*	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	922m southwest	13/05/2021
Serotine Bat *Eptesicus serotinus*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	723m west	08/07/2017
Myotis Bat species *Myotis*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	743m northwest	12/09/2017
Noctule Bat species *Nyctalus*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	723m west	13/07/2017
Common Noctule *Nyctalus noctula*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	723m west	13/07/2017
Pipistrelle Bat species *Pipistrellus*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	743m northwest	14/09/2017
Nathusius's Pipistrelle *Pipistrellus nathusii*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	797m southwest	12/09/2017
Common Pipistrelle *Pipistrellus pipistrellus*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	743m northwest	14/09/2017
Soprano Pipistrelle *Pipistrellus pygamaeus*	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species	743m northwest	14/09/2017

	Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5		
Red Kite *Milvus milvus*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Convention on Migratory Species Appendix 2	667m east	23/12/2019
Osprey *Pandion haliaetus*	Wildlife and Countryside Act (1981 as amended) Schedule 1; Birds Directive Annex 1	1km southwest	04/10/2015
Short-eared Owl *Asio flammeus*	Birds Directive Annex 1; BoCC Amber List	1km southwest	20/10/2015
Cuckoo *Cuculus canorus*	NERC Act (2006); BoCC Red List	1km southwest	04/08/2019
Kingfisher *Alcedo atthis*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	1km southwest	18/07/2019
Little Egret *Egretta garzetta*	Birds Directive Annex 1	Within 1km	01/06/2019
Skylark *Alauda arvensis*	NERC Act (2006) Section 41; Birds Directive Annex 2.2	1km southwest	05/11/2017
Fieldfare *Turdus pilaris*	Wildlife and Countryside Act (1981 as amended) Schedule 1; Birds Directive Annex 2.2; Red List BoCC	696m north	21/01/2017
Brambling *Fringilla montifringilla*	Wildlife and Countryside Act (1981 as amended) Schedule 1	1km southwest	13/11/2017
Lesser Spotted Woodpecker *Dendrocopos minor*	Bern Convention Appendix 2; NERC Act (2006) Section 41	1km west	03/08/2015
Woodlark *Lullula arborea*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; NERC Act (2006) Section 41	Within 1km	03/02/2014
Lapwing *Vanellus vanellus*	Birds Directive Annex 2.2; Convention on Migratory Species Appendix 2; NERC Act (2006) Section 41	1km southwest	26/06/2017
Turtle Dove *Streptopelia turtur*	Birds Directive Annex 2.2; NERC Act (2006) Section 41	1km southwest	26/08/2014
Cetti's Warbler *Cettia cetti*	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	30/10/2019
Firecrest	Wildlife and Countryside Act (1981 as amended) Schedule 1	863m west	05/12/2019
Common Tern *Sterna hirundo*	Birds Directive Annex 1	1km southwest	05/08/2017
Linnet *Linaria cannabina*	NERC Act (2006) Section 41; Red List BoCC	1km southwest	30/03/2019
Lesser Redpoll *Acanthis cabaret*	NERC Act (2006) Section 41; Red List BoCC	Within 1km	01/03/2016
Yellowhammer *Emberiza citronella*	NERC Act (2006) Section 41; Red List BoCC	1km southwest	05/11/2017

House Sparrow *Passer domesticus*	NERC Act (2006) Section 41; Red List BoCC; London BAP	980m west	07/02/2020
Reed Bunting *Emberiza schoeniclus*	Wildlife and Countryside Act (1981 as amended); Amber List BoCC; UK BAP	1km southwest	28/01/2019
Tree Pipit *Anthus trivialis*	NERC Act (2006) Section 41; Red List BoCC	1km southwest	12/09/2017
Swift *Apus apus*	Red List BoCC; London BAP	670m east	26/05/2015
Greenfinch *Chloris chloris*	Red List BoCC	960m southwest	14/12/2021
Cuckoo *Cuculus canorus*	NERC Act (2006) Section 41; Red List BoCC; London BAP	1km southwest	04/08/2019
House Martin *Delichon urbicum*	Red List BoCC; London BAP	863m west	30/08/2019
Grey Wagtail *Motacilla cinerea*	BoCC	670m east	023/12/2019
Gadwall *Mareca strepera*	London BAP	1km southwest	27/12/2017
Honey Buzzard *Pernis apivorus*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	1km southwest	12/09/2014
Dunnock *Prunella modularis*	London BAP	667m east	16/07/2019
Sand Martin *Riparia riparia*	London BAP	1km southwest	26/08/2017
Turtle Dove *Streptopelia turtur*	NERC Act (2006) Section 41; Red List BoCC	1km southwest	26/08/2014
Tawny Owl *Strix aluco*	London BAP	711m northwest	04/10/2017
Starling *Sturnus vulgaris*	Red List BoCC; London BAP	955m southwest	28/12/2021
Redwing *Turdus iliacus*	Wildlife and Countryside Act (1981 as amended) Schedule 1	667m east	01/02/2019
Song Thrush *Turdus philomelos*	BoCC; London BAP	955m southwest	28/12/2021
Mistle Thrush *Turdus viscivorus*	Red List BoCC; London BAP	955m southwest	14/12/2021

Phase 1 Habitat Survey

3.9 The site was primarily composed of areas of hardstanding, modified grassland, and a linear hedge line. Other habitats noted within the red line boundary included two scattered trees.

3.10 Only species of note have been listed within this section, the full species list can be found within **Appendix 3: Species List**.

Hardstanding

3.11 Hardstanding was present within the site in the form of a car park.

Modified Grassland

3.12 A strip of modified grassland was identified along the western edge of the car park. Species including perennial rye, red fescue and dove's-foot cranesbill were abundant within this habitat, with a species of brome appearing frequently.

Ornamental Hedge

3.13 An ornamental hedge was noted along the western edge of the site. This hedge was dominated by garden privet with no other species present.

Scattered Trees

3.14 A total of two trees were identified on site, the approximate locations of which can be seen on the habitat map in the appendix. These trees were identified as Pear trees.

Protected Species

Roosting Bats

3.15 There are no buildings or trees with roosting potential located within the red line boundary of the site. As such the site was considered to have 'negligible' roosting bat potential and that no further consideration for roosting bats is required.

Commuting and Foraging Bats

3.16 The on site habitats were considered to have negligible value for foraging bats due to the limited and fragmented habitats present. The presence of street lighting around the site, as well as the highly urban nature of the surroundings further reduce the sites suitability

for foraging and commuting bats. Whilst local parks are present within the landscape, the highly urban nature is not considered suitable for foraging bats.

Badgers and Small Mammals

3.17 No evidence of badgers, such as setts, latrines or snuffle holes, were identified anywhere on site or in the surrounding area, where access was possible. The habitats on site were considered to be suboptimal for the species, due to the dominance of hardstanding and lack of connectivity of the modified grassland habitat.

3.18 Overall, it was considered highly unlikely that badgers are utilising the site, however it was thought possible that other mammals that are more adapted to the urban environment, such as foxes, may use the site for foraging or commuting.

Nesting Birds

3.19 The ornamental hedge and scattered trees could provide potential for birds to nest within.

Other Species

3.20 Due to a lack of suitable habitat and/or connectivity, the site was not considered suitable for other protected species, such as great crested newts or reptiles.

4.0 Discussion

4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

Effects on Designated Sites

4.2 Lee Valley Ramsar and SPA and the habitats and species for which the site has been designated (Qualifying Features), was the site supports more than 1% of Great Britain's bittern population, and more than 1% of the biogeographical population of shoveler and gadwall.

4.3 Lee Valley Ramsar and SPA has a list of conservation objectives set out by Natural England, which are in place to ensure the integrity of the qualifying features are protected. The conservation objectives are listed below.

'Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying features rely*
- *The population of each of the qualifying features, and,*
- *The distribution of the qualifying features within the site.'*

4.4 Lee Valley Ramsar and SPA is located approximately 7,150m northeast of the site and is therefore considered to be outside of the 6.2km zone of influence. Of the three protected species the SPA is designated for, only Gadwalls were found within a 1km radius of the site's red line boundary in the last 10 years, indicating that the site is likely to have no impact on these species, furthermore the site does not support habitat which would be considered functionally linked.

4.5 Considering the distance between the SPA and the development site and habitats impacted, no impacts on the integrity of the SPA is predicted as a result of the proposals.

4.6 The site falls within the Impact Risk Zone of Hampstead Heath Woods SSSI. Within this IRZ developments which include airports, helipads and other aviation proposals; livestock and poultry units with floorspace over 500m^2; slurry lagoons and digestate stores over 750m^2; manure stores over 3500t; and general combustion processes with over 50 mW of energy input, are likely to impact the surrounding SSSI, SAC, SPA and Ramsar sites. The current proposals indicate that the development at Harrington Square does not fall into any of these categories, therefore no further consideration for this IRZ is necessary.

4.7 There are three statutory designated area within a 2km radius of the site, with the closest being Camley Street Nature Park approximately 800m east. These designated sites are managed with recreational impacts in mind, with Camley Street Nature Park designated as an important educational resource. As such, the proposed development of residential

units at the site are likely to have no significant impact on designated areas within the local area.

4.8 There are also six non-statuary areas within 1km of the site's red line boundary, the closest of which is CaL18- St Martin's Gardens SINC, approximately 475m north. It is considered that due to the distance between the site and the designated area, that no significant direct adverse impacts are likely to occur resulting from the construction process. In regard to any significant indirect impacts, it is considered these are likely to be minimal as these sites are already managed with recreational impacts in mind, and due to the presence of multiple other areas of open space areas closer to the site, such as Harrington Square Gardens situated on the western edge of the site. As such, it is considered unlikely that the proposals would have any significant direct or indirect impacts on non-statutory designated areas within the local area.

4.9 Overall, whilst it is considered unlikely that any proposals would have any significant direct or indirect impacts on designated areas within the local are, consultation with the local planning authority is required to fully determine the extent of the potential impacts.

Effects on Priority Habitats

4.10 There are a number of priority habitats within the wider landscape, which are all habitats of principle importance for the conservation of biodiversity under Section 41 of the NERC Act 2006. These habitats are not present on site, nor do they lie adjacent to the redline boundary. As such, no direct impacts or habitat loss or isolation is predicted from the development.

4.11 It is considered that the proposals are unlikely to have any significant adverse impacts on priority habitats within the local area, and as such would adhere to local policies.

Effects on on-site Habitat

4.12 The majority of the site is comprised of hardstanding which is of negligible ecological value. It is thought that most ecologically important habitats on site are the modified grassland, ornamental hedge and scattered trees which are still only considered to be of site level importance due to their small size and isolation from other habitats. It is therefore considered that their removal would not be of ecological importance and can be easily

compensated for with the provisions of new areas of green space and tree planting within the development.

4.13 Overall, with sufficient planting and through the use of urban green roofs, then ecological net gain is considered to be achievable as a result of the proposals on the site.

Effects on Protected Species

Foraging and Commuting Bats

4.14 Due to the dominance of hardstanding and modified grassland, as well as the highly urban nature of the surrounding landscape, it was considered that there was negligible potential for the commuting and foraging of bats on site.

4.15 The Bat Conservation Trust survey guidelines (Collins 2016) state that in table 4.1, "*guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement*". It is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated within section 8.2.7 of these guidelines (Collins 2016), the following points need to be taken into account with regard to planning activity surveys:

- Likelihood of bats being present;
- Likely species concerned;
- Number of individuals;
- Type of habitat affected;
- Predicted impacts of the proposed development on bats;
- Type and scale of proposed development.

4.16 Considering the above, the low suitability of habitats on site, urban nature of the surrounding area and high level of street lighting around the site, further surveys are not required.

4.17 No specific recommendations for enhancements for bats are considered to be required due to the light levels and the urbanisation of the site. However, general site enhancements,

such as green roofs and street tree planting, would consider a wider enhancement for species in the local area.

Badgers and Small mammals

4.18 Whilst there was no evidence of badgers found within or around the site, it was considered possible that foxes could use the site, as such best practice guidelines are recommended to be followed, to help ensure no individuals are harmed during the construction phase of the project.

4.19 Best practice guidelines recommended that:

- Any excavations and trenches associated with construction are either covered at night or supplemented with a means of escape for any badgers/ foxes / hedgehogs that may fall into the excavation whilst foraging;
- Any open pipes or conduits laid should be blocked off each night to prevent badgers / foxes / hedgehogs from entering them;
- If possible, construction work should only take place between dawn and dusk with no late evening work to reduce possible disturbance.

4.20 If these methods are followed, no significant residual impacts are predicted on commuting mammals on site or within the local area.

Nesting Birds

4.21 The ornamental hedge and scattered trees have the potential to support nesting birds. All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). If any of these features are to be removed as part of the proposals, this should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest. If this method is followed, no significant residual impacts are predicted on nesting birds within the local area.

4.22 If all of these recommendations are followed, it is believed that the proposals will adhere to local and national planning policies by taking all necessary steps to ensure no harm to protected species occurs as a result of the development.

Ecological Enhancements

4.20 Several enhancements can be made to the final development to incorporate features of ecological interest.

4.21 Artificial house sparrow and swift nest site can be built into the development. Nest boxes should be installed in order to provide new nesting opportunities for birds and to achieve ecological enhancements in line with policies set out by the Local Planning Authority. These will be inserted into the building and become integral with the design. Such boxes include the following below. Either of these models can be used within the building (Figure 8):

- Schwegler Sparrow Terrace (1SP) should be inserted into the wall structure or inserted on to the wall.
- Woodstone Build-in House Sparrow Nest Box.

Figure 8: Schwegler sparrow terrace above with the Woodstone Build in House box below.

4.22 Green roofs should be incorporated within the scheme and would be considered a significant enhancement to the site and the surrounding environment. Living roofs are also encouraged by local planning policy and support BAP ambitions, notably for pollinators and where possible provide new niches for species such as stag beetles. They provide opportunities for a range of invertebrates and bird species as well as floral species. Green roofs are also installed for sustainable drainage purposes, countering climate change, improving building performance as well as amenity value, alongside health and wellbeing.

4.23 Areas of green roof will be planted with a wildflower mix. A recommended wildflower mix would include species such as agrimony (*Agrimonia eupatoria*), kidney vetch (*Anthyllis vulneraria*), common knapweed (*Centaurea nigra*), wild basil (*Clinopodium vulgare*), Viper's bugloss (Echium vulgare), lady's bedstraw (*Galium verum*), perforate St John's wort (*Hypericum perforatum*), wild candytuft (*Iberis amara*), field scabious (*Knautia arvensis*), rough hawkbit (*Leontodon hispidus*), oxeye daisy (*Leucanthemum vulgare*), common toadflax (*Linaria vulgaris*) birdsfoot trefoil (*Lotus corniculatus*), musk mallow (*Malva moschata*), wild marjoram (*Origanum vulgare*), hoary plantain (*Plantago media*), cowslip (*Primula veris*), wild mignonette (*Reseda lutea*), wild clary (*Salvia verbenaca*), small scabious (*Scabiosa columbaria*), bladder campion (*Silene vulgaris*), dark mullein (*Verbascum nigrum*).

4.24 Green roofs can include further enhancements, such as open sections of sand for burrowing invertebrates, dead wood piles (for species such as stag beetles), areas of stones and rubble to provide differing microclimates on the roof itself. This creates new niches within the green roof structure. Invertebrate boxes can be established on the green roof to provide additional features of interest. With regards to this development, the use of insect boxes on the roof is recommended with an insect hotel inserted onto the roof.

4.25 Street tree planning should use native species such as beech (*Fagus sylvatica*), hornbeam (*Carpinus betulus*), rowan (*Sorbus aucuparia*), field maple (*Acer campestre*), London plane (*Platanus x Hispanica*), broad leaved privet (*Ligustrum lucidum*) and alder (*Alnus species*.)

5.0 Impact Assessment

5.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

Methodology

5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.

5.3 The zone of influence for the development is defined as:

- The project red line, for effects on habitats and species;
- Adjacent habitat, considered by species, for mobile species with territories or foraging ranges that may overlap the site.

5.4 The types of features considered in the assessment of effects, to meet legislative and policy requirements, are:

- Designated sites (European, national, and local);
- Protected species;
- Habitats and species of principal importance (Section 41 list);
- Hedgerows and woodland, where not of principal importance; and
- Habitats, where not if principal importance, that may function as wildlife corridors or steppingstones.

Baseline Ecological Conditions

5.5 The site does not contains any important ecological features: However, the site lies within SSSI impact risk zones. The site lies outside the zone of influence of Lee Valley.

5.6 The site is considered to have **potential** to support nesting birds, albeit this is limited.

Impact Assessment and Mitigation

Table 2: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
SSSI impact risk zone	National	Mitigation/compensation unnecessary as proposals do not fall within the listed developments that may impact surrounding SSSI sites.	Not Significant
Nesting birds	Local	Mitigating direct harm to nests by removal of suitable habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Compensation in the form of the installation of bird boxes.	Not Significant

6.0 Conclusions

6.1 The site does not lie within or adjacent to, or in the impact radius of any internationally designated sites. Therefore, it is unlikely that any development on the site will have a significant impact on any internationally designated sites.

6.2 The site does fall within the Impact Risk Zone of Hampstead Heath Woods SSSI. However, the current proposals indicate that the development at Harrington Square does not fall into any of the listed developments that may impact surrounding SSSI sites, therefore no further consideration is necessary.

6.3 There are three statutory designated sites within a 2km radius of the site and six non-statutory designated sites within a 1km radius. Due to the presence of multiple other areas of open space areas closer to the site, such as Harrington Square Gardens situated on the western edge of the site, it is considered unlikely that the proposals would have any significant direct or indirect impacts on statutory and non-statutory designated areas within the local area.

6.4 Due to the urban nature of the surrounding area and the high levels of streetlights, the site was considered to have 'negligible' potential for foraging and commuting bats.

6.5 Whilst no evidence of badgers was identified within or around the site where access was possible, it is considered possible that other mammals, especially foxes, could use the site for commuting and foraging purposes. As such, precautionary methods of work have been outlined to avoid harming any individuals that may use the site.

6.6 The ornamental hedge and scattered tree habitats, have the potential to support nesting birds. All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). If any of these features are to be removed as part of the proposals, this should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest. If this method is followed, no significant residual impacts are predicted on nesting birds within the local area.

6.7 Owing to a lack of suitable habitat and/or connectivity, the site is not considered to be constrained by other protected/notable species.

6.8 Enhancements, including the planting of street trees and the use of green roofs, would provide higher value habitats post development. The inclusion of integral bird boxes, such as sparrow or swift boxes, would provide new opportunities for nesting birds.

7.0 References

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Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Phase 1 Habitat Maps

Site boundary

Habitats

Modified grassland

Hardstanding

Scattered Trees

Ornamental Hedge

Site name: Harrington Square
Client: WSP
Survey date: 27/09/2022
Surveyors: KM & BP
Map drawn date: 10/10/2022

the ecology partnership

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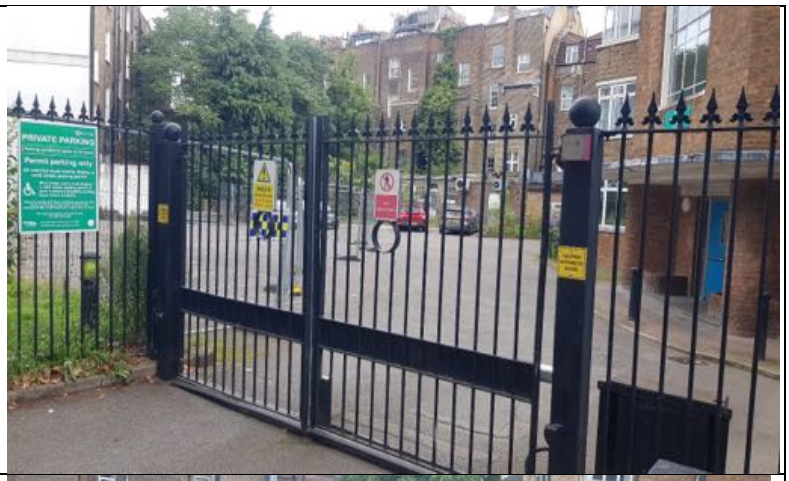
Appendix 2: Photos

Photograph 1: Photo of the entrance to the site at Harrington Square.	
Photograph 2: Photo of the hardstanding present on the site.	
Photograph 3: Photo of a section of modified grassland and the ornamental hedge on site.	

Photograph 4: Photo showing the majority of both the main habitat types found on the site.	
Photograph 5: Photo of the two scattered trees found in the northern corner of the site.	
Photograph 6: Photo of Harrington Square gardens situated to the west of the site.	

Photograph 7: Photo of the street lighting found adjacent to the site.		

Appendix 3: Species List

DAFOR Scale	Meaning	Percentage Cover of habitat
D	Dominant	51-100%
A	Abundant	31-50%
F	Frequent	16-30%
O	Occasional	6-15%
R	Rare	1-5%
LD	Locally Dominant	51-100% of a specific area

Common name	Latin name	DAFOR score
Scattered Trees		
Pear	*Pyrus communis*	D
Amenity Grassland		
Red fescue	*Festuca rubra*	A
Perennial ryegrass	*Lolium perenne*	A
Dove's-foot cranesbill	*Geranium molle*	A
Bromegrass sp.	*Bromus sp.*	F
Ribwort plantain	*Plantago lanceolata*	O
Large bindweed	*Calystegia sylvatica*	O
Creeping cinquefoil	*Potentilla reptans*	O
Mint sp.	*Mentha sp.*	O
White clover	*Trifolium pratense*	O
Common dandelion	*Taraxacum officinale*	O
Common mallow	*Malva sylvatica*	O
Petty spurge	*Euphorbia peplus*	O
Horseweed	*Erigeron canadensis*	O
Ribwort plantain	*Plantago lanceolata*	O
Red dead nettle	*Lamium purpureum*	O
Daisy	*Bellis perennis*	R
Green alkanet	*Pentaglottis sempervirens*	R
Ragwort	*Jacobaea vulgaris*	R
Common nettle	*Urtica dioica*	R
Basil	*Ocimum sp.*	R
Ragwort sp.	*Jacobaea sp.*	R
Acacia	*Acacia*	R
Tree of heaven	*Ailanthus altissima*	R
Sycamore	*Acer pseudoplatanus*	R
Dogrose	*Rosa canina*	R
Pellitory-of-the-wall	*Parietaria judaica*	R
Creeping buttercup	*Ranunculus repens*	R

Greater plantain	*Plantago major*	R
Creeping thistle	*Cirsium arvense*	R
Spear thistle	*Cirsium vulgare*	R
Ornamental Hedge		
Garden Privet	*Ligustrum ovalifolium*	D

Appendix 4: Biological Records Summary

Greenspace Information for Greater London CIC
the capital's environmental records centre

eCountability

An Ecological Data Search for Harrington Square

On behalf of
The Ecology Partnership

Report reference 23555dr

Prepared on 05 Oct 2022
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