Preliminary Ecological Appraisal Report

Report number: BWE-PEAR-NW623

Site: 23 Ravenshaw Street, London, NW6 1NP

Commissioned by: Chris Taylor

Date: 30th November 2023

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Contents

1. Summary

A Preliminary Ecological Appraisal of the site has been undertaken to assess its baseline value for ecology and identify potential ecological constraints and opportunities on the site. The Preliminary Ecological Appraisal comprises a desk study and an extended UK Habitat Classification survey (UKHab), undertaken on 9th November 2023 to identify and assess habitat features of significance and with potential to support protected species.

Summary of recommendations are made following the survey findings in the table. Further details concerning the recommendations are given in the main body of the report.

The report sections below should be read in full and detailed guidance given in this report must be followed to avoid breaching legislation regarding protected and invasive species.

This report is valid for one year from the date of the survey visit. Should works be delayed to later than one year after the survey then a further update survey of the site would be required as habitats change over time, along with their potential to support protected species.

Ecological factor	Summary of recommendations
Badger setts	No further surveys required.
Bat roosts	The trees on site offer no potential roosting features for roosting bats therefore no further surveys are required. The pitched roof and the dormer window provided limited to low potential for bat roosting as several gaps and ingress points were noted on the day of the survey. Further survey effort is recommended.
Bat foraging and commuting routes	It is recommended that site lighting is designed to avoid increasing lightfall onto any vegetation around the site which might be used by bats for foraging around. Lighting should be designed to avoid increased lightfall onto trees adjacent to the boundaries of the site, as additional lightfall may deter foraging bats and negatively impact other nocturnal wildlife.
Nesting birds	The survey found low to moderate probability of birds nesting on site during the nesting season (1st March to 31st August). Clearance of vegetation or work on building sections with potential to contain nesting birds should be carried out outside this period. Should any clearance of scrub, shrubs, trees, or demolition/works on outbuildings or building sections with potential to contain nesting birds be required during the nesting season any such areas to be cleared should first be inspected by an ecologist/supervised by an ecologist. If an active nest is then found clearance will have to be delayed within 5 metres of the nest until any chicks present have left the nest.
Dormice	No further surveys required.
Great crested newts	No further surveys required.
Reptiles	No further surveys required.
Other protected species	No further surveys required.
NERC Section 41 Species of Principal Importance	No further surveys required.
Invasive Species	No further surveys required.
Protected Sites	Directly adjacent to the site was (south-west) West Hamstead Railsides, Medley Orchard and Westbere Copse Local Nature Reserve, designated as Site of Importance for Nature Conservation (SINC). It is recommended that precautions during the construction is observed to limit negative impacts on the nearby habitats.
Habitats of Principal Importance	There are no existing habitats of significance on site. Although it is unlikely that any Habitats of Principal Importance could be added to the development, where possible other habitats of ecological value should be included in the development. It is recommended that native plants are planted, and faunal boxes installed to benefit the local wildlife.

2. Introduction

Site context

The under consideration is an irregular shaped parcel between 21 and 23 Ravenshaw Street, London, NW6 1NP, measuring to 0.05ha in size and centered at UK Grid Reference TQ24848502.

Local area and surrounding habitats

The site is located within an urban setting and comprised of hardstanding, introduced shrubs, scattered trees and small patch of modified grass.

Client

Chris Taylor.

Survey Date

9th November 2023.

The surveyor and author of the report

This report was written by a suitably qualified ecologist, Rita Smoldareva. Rita is a qualifying member of Chartered Institute of Ecology and Environmental Management (CIEEM), and an associate member of the Landscape Institute and Institute of Environmental Management and Assessment (IEMA). Rita has 9 years' experience (within the last 9 years) and gained a wide range of ecological skills through academic and professional experiences. She has experience undertaking protected species surveys and UKHab Habitat Surveys. Rita gained great crested newt level 1 licence in 2019, bat level 1 licence in 2022 and has been involved in multiple reptile translocation projects. Rita's qualifications include BSc (Hons) in Landscape Management (Land Use) in 2013 (University of Greenwich), Postgraduate Diploma in Landscape Ecology with GIS in 2018 (University of Greenwich) and she recently completed MSc Connected Environments (part-time) at University College London (UCL East). Rita uses a small unmanned aircraft vehicle (UAV) which is registered with the Civil Aviation Authority and fully insured (# details available on request).

Figure 1: Overview of the site (Source: GoogleEarth, 2023)

3. Desk Study

Statutory Designated Sites

Desk study search revealed three statutory designated sites within 2km radius of the site.

Site Name	Designation	Proximity to Survey Area
Westbere Copse	LNR	~435 north-west

Non-Statutory Designated Sites

Desk study showed nine non-statutory designated site for nature within 1km radius of the site. These sites are known as Sites of Importance for Nature Conservation.

Site Name	Grade	Proximity to Survey area
West Hampstead Railsides, Medley Orchard and Westbere Copse Local Nature Reserve	BI	Adjacent
Gondar Gardens Covered Reservoir	BII	~230m north
Hamstead Cemetery	BI	~430m north
King's College Hampstead	BI	~940m north-east
Frognal Lane Gardens	L	~980m east
Kilburn Grange Park	L	~630m south
Silverlink Metro between Brondesbury and Willesden Junction	BI	~800m east
Metropolitan line between Kilburn and Neasden	BI	~900 west
The Dell Doorstep Green	L	900m north-west

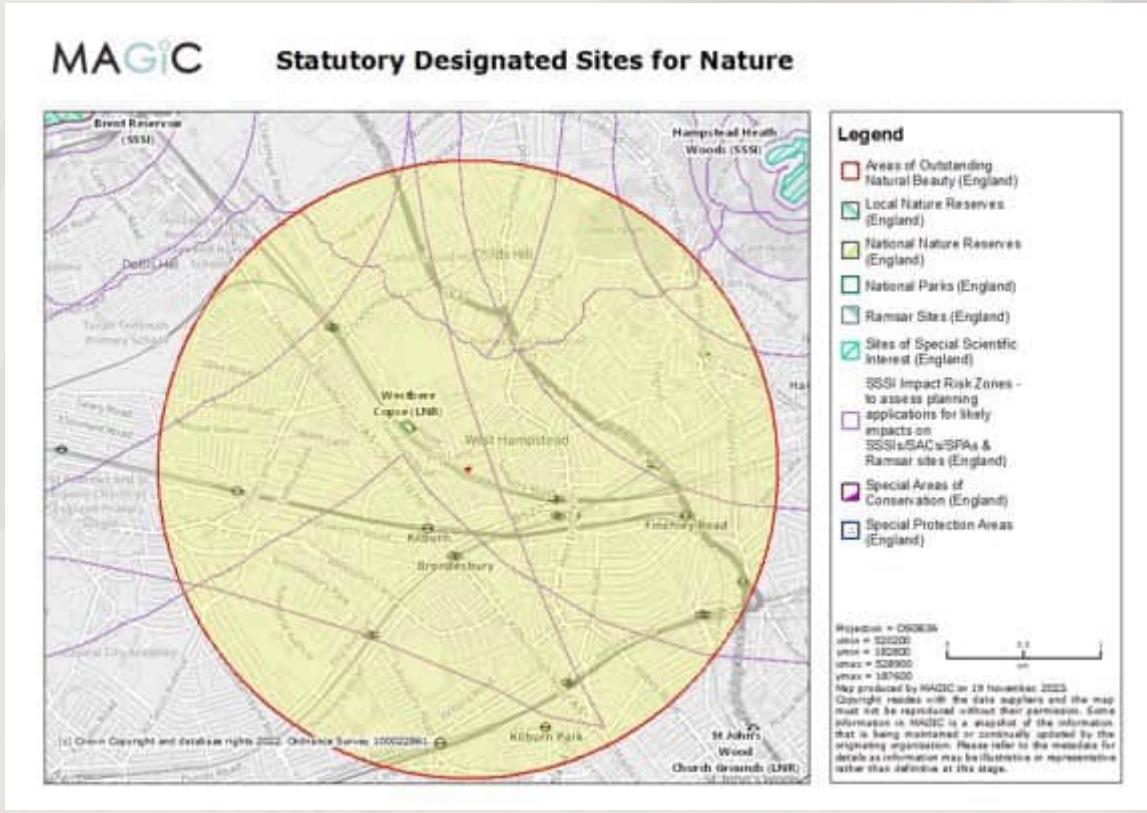


Figure 2: Magic Maps

Habitats

The desk study search showed no priority habitats within the site boundary. The nearest priority habitat to the site was deciduous woodland approximately adjacent south-west of the site. Further priority habitat within 2km of the site consists of parcels of deciduous woodland, good quality semi-improved grassland, other habitats and lowland heathland.

Species

The magic map search revealed two European protected species mitigation licences in a 2km radius relating to bat species. These were relating to Common Pipistrelle (*Pipistrellus pipistrellus*) bats.

4. Field Survey

U1b – developed land. sealed surface (1232: non-permeable paving)

The south-eastern section of the site had paved surface with limited ecological value. This portion of the site was used for vehicle parking, and it provided access to the site.

U1b5 – buildings (109: residential)

The residential building was brick-built with flat roof and pitched slated roof. The flat bitumen roof was in good condition. The pitched slated roof had a dormer window on the eastern elevation. There were few potential roosting features on the eastern elevation of the pitched roof such as gaps between led flashing and the slated tiles.

During the internal inspection, there were no lofts, and all the areas of the house were occupied. No evidence of roosting bats were recorded on the day of the survey.

U1 – built-up areas and gardens (1160 - introduced shrubs)

To the rear of the dwelling, urban garden with introduced shrubs and trees were present.

Urban – Trees (11: scattered trees)

Three standard sized trees were recorded within the rear garden.

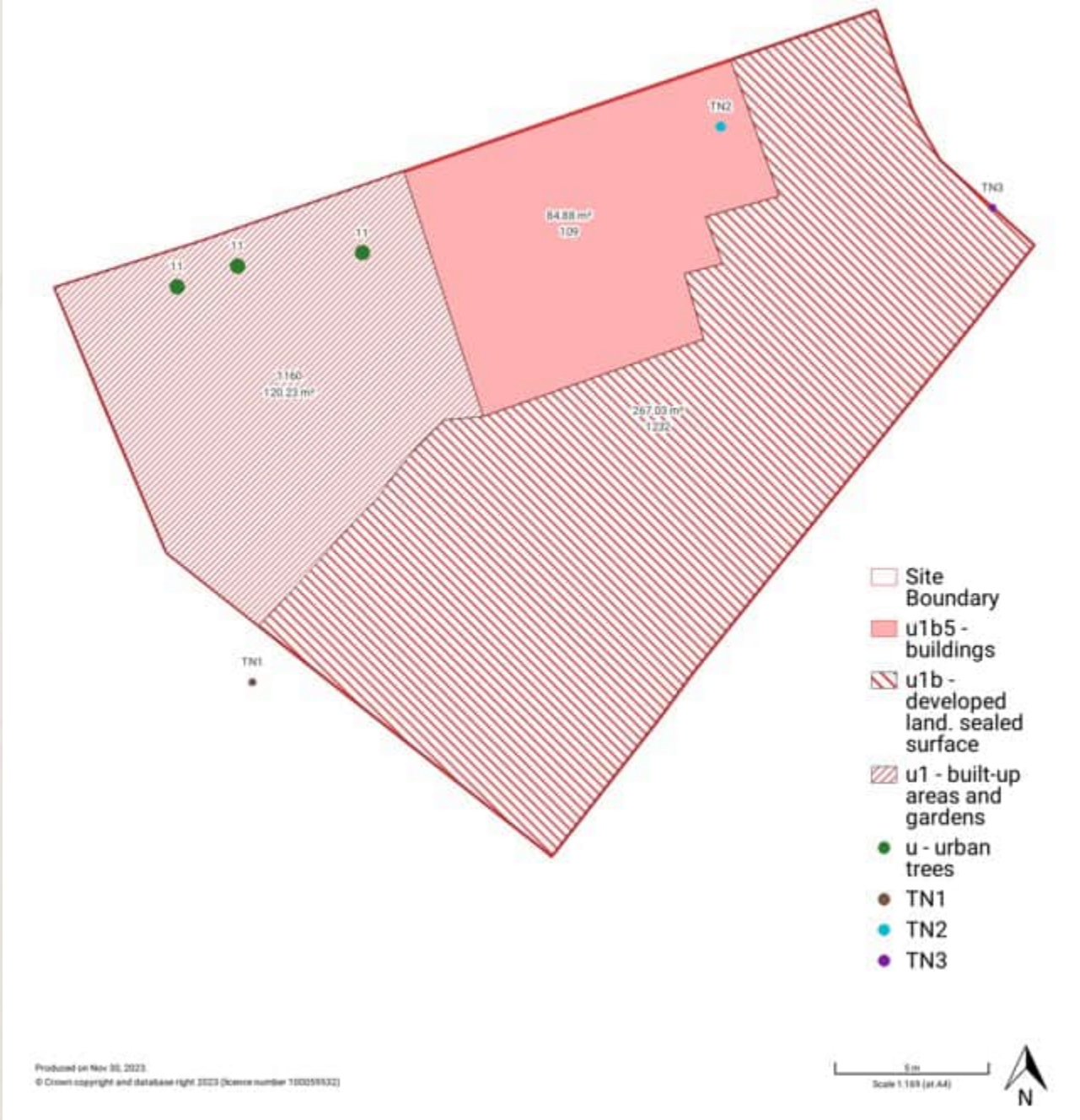
Target Notes

TN1 – Site of Importance for Nature Conservation

TN2 – Potential Roosting Features (PRFs) noted

TN3 – Access gate

Please note: this page is an overview of the habitats on site, detailed field survey results are in Appendix B.



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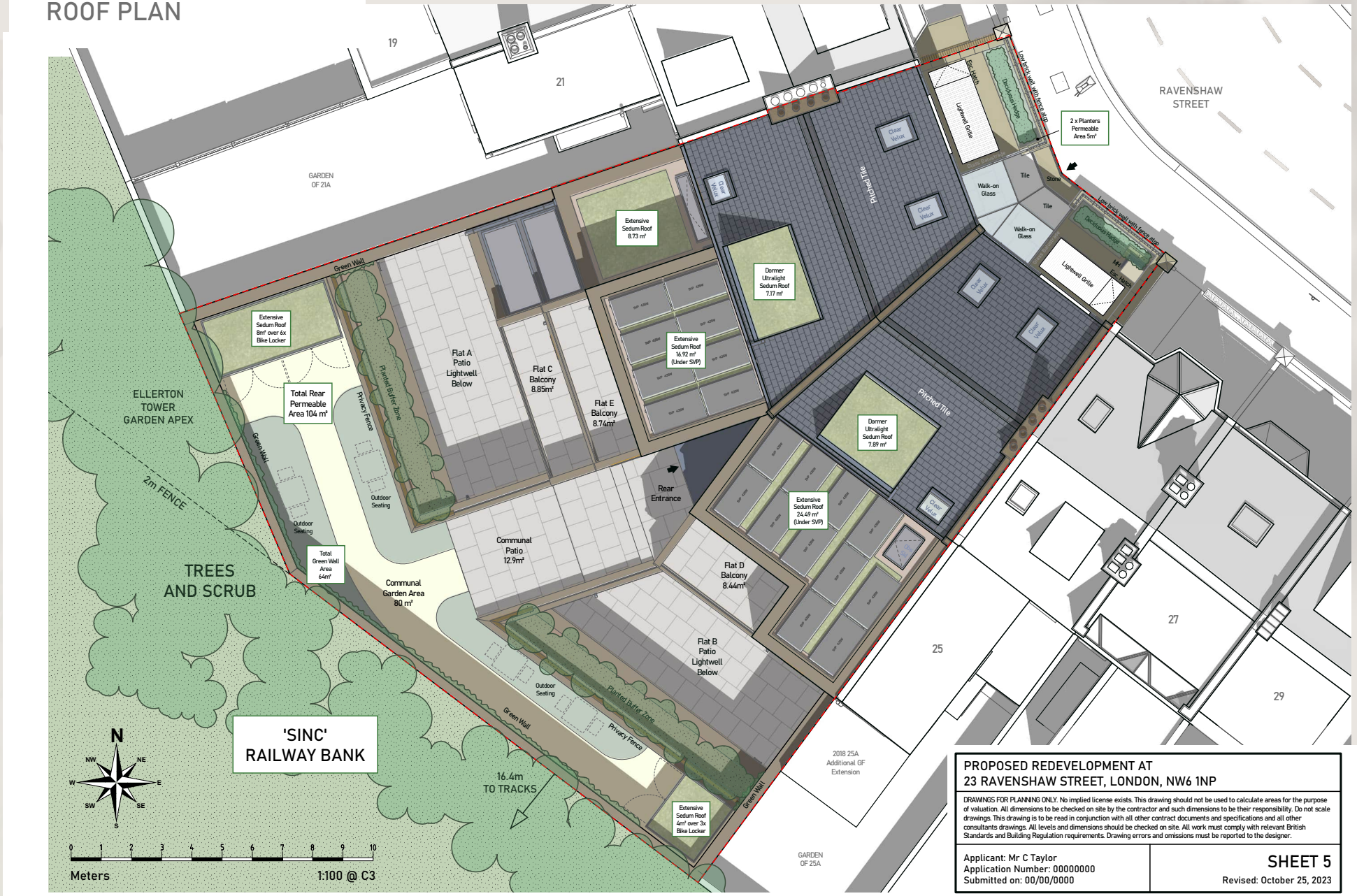
5. Recommendations relating to protected species and sites and invasive species

Protected species or features	Potential for presence	Discussion
Badger setts	**Potential – low to moderate**	Areas surrounding the site are suitable for badgers as they contain suitable foraging and commuting grounds such as woodlands to the east and north. While no signs of badger activity were found on site during the survey, some parts of the woodland were inaccessible therefore it was not possible to conclude if badger setts were present.
Recommendations regarding badger setts: The survey found a negligible probability of badgers being present on site. As a result, no further surveying or mitigation for badgers is recommended.		
Bat roosts	**Potential – negligible to low**	The trees on site showed no natural or manmade features that can be used as potential roosting features for bats therefore no further surveys needed. The residential building had some potential to support roosting bats as the dormer window on the eastern elevation had several gaps and crevices between the lifted led and the roof tiles. Due to height of these features, it was not possible to thoroughly inspect to conclude on possible absence of these species.
Recommendations regarding roosting bats: To determine whether roosting bats are using the building described above, a further bat emergence/re-entry survey should be carried out. This would require 1 survey visits by 2 surveyors at dusk or dawn. The visit should be carried out between May and August inclusive, with at least half of visits needing to be between mid-May and end of August. Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied for from Natural England to allow demolition of the building. Enhancements post development are recommended.		
Bat foraging and commuting routes	**Likely importance of area for foraging and commuting bats – Low to Moderate**	The site provides low to moderate potential for foraging and commuting bats due to presence of shrubs and trees. The adjacent SINC provides a green corridor for bats therefore it is likely for bat species to be present.
Recommendations regarding foraging and commuting bats: It is recommended that site lighting is designed to avoid increasing lightfall onto trees around the site which might be used by bats for foraging around. Lighting should be designed to avoid increased lightfall onto trees adjacent to the boundaries of the site, as additional lightfall may deter foraging bats and negatively impact other nocturnal wildlife. Guidance on bats and lighting can be found in this link - https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/		
Nesting birds	**Potential - Low to Moderate**	
Recommendations regarding nesting birds: The survey found a high/medium/low probability of birds nesting on site during the nesting season (1st March to 31st August). Clearance of vegetation or work on building sections with potential to contain nesting birds should be carried out outside this period. Should any clearance of scrub, shrubs, trees, or demolition/works on outbuildings or building sections with potential to contain nesting birds be required during the nesting season any such areas to be cleared should first be inspected by an ecologist/supervised by an ecologist. If an active nest is then found clearance will have to be delayed within 5 metres of the nest until any chicks present have left the nest.		
Dormice	**Potential- Negligible**	The survey found a negligible probability of dormice being present on site. As a result, no further surveying or mitigation for dormice is recommended.

Protected species or features	Potential for presence	Discussion
Great crested newts	**Potential – Negligible**	The site contains no suitable waterbodies on site for breeding newts. The site contains no areas of suitable terrestrial habitat for newts. There are no known suitable breeding ponds within 250 metres of the site.
Recommendations regarding great crested newts: The survey found a negligible probability of great crested newts being present on site. As a result, no further surveying or mitigation for great crested newts is recommended.		
Reptiles	**Potential – Negligible**	No habitats suitable for reptiles occur on site.
Recommendations regarding reptiles: The survey found a negligible probability of reptiles being present on site. No further surveying or mitigation for reptiles is recommended.		
Other protected species	**Potential – Negligible**	No habitats suitable for water voles, otters, or other protected species not mentioned above.
Species of Principal Importance under NERC Section 41	**Potential - Moderate-High**	Habitats likely to support Species of Principal Importance (such as toads, hedgehogs, stag beetles, etc.) found.
Recommendations: Suitable mitigation required such as permeable fencing for hedgehogs Stag beetles are recorded within 1km of the site. Therefore, where present large pieces of dead wood on site should be left in place undisturbed as these may contain stag beetle larvae along with other notable or rare xylophagous beetles. Also, consideration should be given to leaving large cut logs on site to provide additional places for stag beetle larvae and other xylophagous fauna and fungi to feed. If existing large dead wood is present on site and needs to be moved it should be carefully moved to a safe area on site and left.		
Invasive species	**None recorded**	As no important invasive species were found no precautions are required relating to these, however, should workers subsequently find species such as Japanese knotweed or giant hogweed on site works should stop within 7 m of the area until further advise can be sought from an ecologist or specialist knotweed or invasive species control contractor.
Protected sites	**One found adjacent to site**	The proposed works involve small scale development on an area of low ecological value. There is a non-statutory site adjacent to the site. Although, temporary construction activities might have a small negative impact, the long-term provision of proposed biodiversity enhancements will complement the local flora and fauna.
Habitats of Principal Importance	**The site does not contain any NERC Section 41 Habitats of Principal Importance.**	Although it is unlikely that any Habitats of Principal Importance could be added to the development, where possible other habitats of ecological value should be included in the development. These could include native shrubs, native trees and hedges and/or species rich grassland areas.

Proposed Post-development Plan



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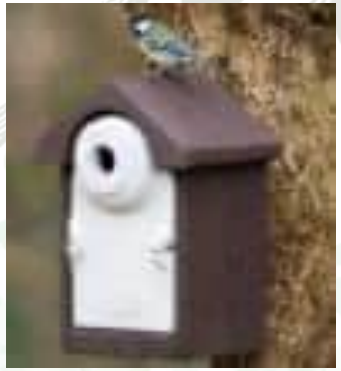
5. Enhancement Opportunities

Generalist bird boxes

Incorporating generalist bird boxes, suitable for widely distributed bird species, in appropriate locations can be provided within the site.

Vivara Pro Woodstone 32mm Nest box

These type of smaller entrance hole nest boxes are suitable for several general bird species which are well adapted to urban environments and would be expected to be seen within urban landscaping such as blue tits and coal tits.



Swift boxes

The brick-built buildings on site can support artificial nesting places for nationally declining swift *Apus apus* bird species. Swifts are migratory birds that often nest in buildings, and providing suitable nesting sites can contribute to their conservation.

Ibstock swift eco habitat

Site near the eaves. They should be fitted either on a side of the building that gets some shade during the day, or under an overhang or under the eaves, to give protection from heat, but not over windows or near to vents.
They should be sited at least 5 metres above ground, with clear adjacent airspace so the Swifts can access them in high-speed direct flight (they usually fly straight in and out).

Bat boxes

It is recommended to install two bat boxes on-site along with other roosting features. If possible, the boxes should be incorporated into the design of the new dwellings (e.g. bat tubes or bat bricks) to ensure that a permanent roosting feature is created on-site. The box should be suitable for crevice dwelling species which are most likely to be present within the locality. The box should be positioned 3-5 metres above ground level, orientated south or westwards. There should be a clear path to the entrance.

Habibat built-in bat box 001

The Habibat Bat Box is a large, solid box made of insulating concrete which provides an internal roost space, and can be seamlessly integrated into the fabric of a building as it is built or renovated. Suitable for most species commonly found in the UK, this single chambered unit features an integrated V system to increase the surface for bats to roost against, whilst allowing them to move around.
The Habibat Bat Box can be faced with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.
Unfaced- There are a choice of 3 plinth colours are available: smooth blue, smooth red, or buff.
Standard Facing- This box is faced in standard smooth blue or red brick and is ideal for new builds.
Bespoke Facing- This box is made to order with a choice of finishes.

Appendices

A1: Methodology

A2: Detailed survey results

A3: Legislation

A1: Methodology

MAGIC search

Statutory designated sites, priority habitats and records of granted protected species mitigation licences from Natural England within 2km of the site were reviewed from the open-source Multi-Agency Geographic Information for the Countryside (MAGIC) website. Search for non-statutory sites were undertaken using Greenspace Information for Greater London (GiGL) open-source GIS file (GiGL, 2022).

Local Records Centre search

A Local Records Centre (LRC) data search was not undertaken due to the low impact and small-scale nature of the development. Current proposals suggest no land will be lost or linear features severed. The overall impact on biodiversity is likely to be localised and of low significance. It is very unlikely that the development will have any impact outside the footprint of the works. The data search results are considered unlikely to impact the decision-making process, and there is limited potential for key information to have been missed.

This approach is consistent with CIEEM's Guidelines for Accessing and Using Biodiversity Data (2020), which states that in low impact/small-scale scenarios, such as an extension to a residential property. A LRC search may not be required.

Extended UK Habitat Classification System Survey

A site-based survey to identify habitats, using the UK Habitat Classification System survey (UKHab) (Butcher et al., 2020), and the presence or potential for presence of protected, priority or notable species was also undertaken by a suitably experienced ecologist, member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The survey included a walkover of the whole site extent and the surrounding areas, where access was possible, to gain a greater understanding of the site context, its immediate surrounds and connectivity to adjacent habitats. Target notes (TN) were used to record any habitats or features of particular interest and any sightings, signs or evidence of protected or notable fauna, or any potential habitats or features suitable to support these species.

Limitations/ constraints to the surveys

No limitations were experienced on the day of the survey.

A2: Results – Detailed Field Survey

Habitat (UK Hab Primary Code)	Description	UK Hab Secondary Code
U1b5 - buildings	The residential building was brick-built with flat roof and pitched slated roof. The flat bitumen roof was in good condition. The pitched slated roof had a dormer window on the eastern elevation. There were few potential roosting features on the eastern elevation of the pitched roof such as gaps between led flashing and the slated tiles. During the internal inspection, there were no lofts, and all the areas of the house were occupied. No evidence of roosting bats were recorded on the day of the survey.	109: Residential
U1b – developed land. sealed surface	The south-eastern section of the site had paved surface with limited ecological value. This portion of the site was used for vehicle parking, and it provided access to the site.	1232: Non-permeable surface
U1 – built up areas and gardens	Floral species recorded: ivy *Hedera sp.,,* euonymus *Eunonymus fortunei, Hebe spp.,* common dogwood *Cornus sanguinea,* box *Buxus spp.,* St. John's Wort *Hypericum perforatum,* firethorn *Pyracantha coccinea* and periwinkle *Vinca major*	1160: Introduced shrubs
U – urban trees	Tree species recorded: Oak *Quercus sp.* and Olive Olea europaea.	11: Scattered Trees

Habitat	Photographs
u1b5	  
U1 – garden (introduced shrubs and trees)	 

A3: International and National legislation

This section provides an overview of legislation and national and local planning policies that are relevant to the site and are considered as part of the constraints and opportunities analysis for potential future development of the site. Any future development should this be sought in the future, this will need to demonstrate how it aligns to biodiversity legislation as well as supporting national and local policy ambitions for biodiversity and specifically identified species.

International legislation

- United Nations Convention on Biological Diversity (1992);
- The Convention on Wetlands of International Importance especially as Waterfowl Habitat 1971 (Ramsar Convention); and,
- European Council Directive 2009/147/EC on the Conservation of Wild Birds (the Birds Directive).

National legislation

Conservation of Habitats and Species Regulations 2019 (as amended)

All bats and their breeding sites or resting places (roosts) are protected under the Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). The deliberate capture, disturbance, injury or killing of bats is prohibited, as is damaging, destroying or obstructing access to any place used by bats for shelter or breeding, whether they are present or not. Reckless disturbance or obstruction of access to a roost are also criminal offences.

Wildlife & Countryside Act (WCA) (1981 as amended)

The Wildlife and Countryside Act 1981 as amended provides for the legal protection of wild birds. All nesting birds including their nests, eggs and young are protected from killing, injury, taking or selling with additional protection for species listed on Schedule 1. For these species, adult birds and their young are protected from intentional or reckless disturbance while at or near the nest.

Natural Environment & Rural Communities (NERC) Act (2006)

Section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006, also known as the biodiversity duty, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. A list of habitats and species of principal importance in England, drawn up under section 41, is used to guide local and regional authorities in implementing their biodiversity duty.

The Environment Act 2021

In 2021 the Environment Act gained Royal Assent, providing a new legislative framework for developments to consider in respect of potential environmental impacts and opportunities. Within the Environment Act there is a call for all developments to deliver a 10% net gain for biodiversity using a measured approved metric approach. This is due to become mandatory from January 2024 in England.

Other relevant national legislation:

- Countryside and Rights of Way (CRoW) Act (2000);
- Protection of Badgers Act (1992); and,
- Hedgerows Regulations (1997).

The London Plan [1]

The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. It is the policies in this document that form part of the development plan for Greater London, and which should be taken into account in taking relevant planning decisions, such as determining planning applications.
This London Plan runs from 2019 to 2041. It was formally published by the Mayor on 2nd March 2021. This is a new plan, replacing all previous versions.
The policies of relevance to ecology are:

Policy G1 Green Infrastructure

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

Policy G2 London's Green Belt

The Green Belt should be protected from inappropriate development:
•development proposals that would harm the Green Belt should be refused except where very special circumstances exist,
•subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.
•Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan.

Policy G3 Metropolitan Open Land

Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:
•MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
•boroughs should work with partners to enhance the quality and range of uses of MOL.
The extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:
•it contributes to the physical structure of London by being clearly distinguishable from the built-up area
•it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
•it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
•it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.
Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs. MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified, taking into account the purposes for including land in MOL set out in Part B.

Policy G4 Open Space

Development Plans should:
•undertake a needs assessment of all open space to inform policy.
•Assessments should identify areas of public open space deficiency, using the categorisation set out in Table 8.1 (the reader should refer to the full text within the plan) as a benchmark for the different types required. Assessments should take into account the quality, quantity and accessibility of open space
•include appropriate designations and policies for the protection of open space to meet needs and address deficiencies
•promote the creation of new areas of publicly accessible open space particularly green space, ensuring that future open space needs are planned for, especially in areas with the potential for substantial change
•ensure that open space, particularly green space, included as part of development remains publicly accessible.

Development proposals should:
•not result in the loss of protected open space
•where possible create areas of publicly accessible open space, particularly in areas of deficiency.

[1] https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Policy G5 Urban Greening

1.Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

2.Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2 (the reader should refer to the full text within the plan), but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).

3.Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

Policy G6 Biodiversity and Access to Nature

1.Sites of Importance for Nature Conservation (SINCs) should be protected.

2.Boroughs, in developing Development Plans, should:

•use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks

•identify areas of deficiency in access to nature (i.e. areas that are more than 1 km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them

•support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans

•seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context

•ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

1.Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:

•avoid damaging the significant ecological features of the site

•minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site

•deliver off-site compensation of better biodiversity value.

1.Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

2.Proposals which reduce deficiencies in access to nature should be considered positively.

Policy G7 Trees and Woodlands

1.London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

2.In their Development Plans, boroughs should:

•protect 'veteran' trees and ancient woodland where these are not already part of a protected site

•identify opportunities for tree planting in strategic locations.

1.Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

Policy SI 17 Protecting and enhancing London's waterways

1.Development Plans should support river restoration and biodiversity improvements.

2.Development proposals that facilitate river restoration, including opportunities to open culverts, naturalise river channels, protect and improve the foreshore, floodplain, riparian and adjacent terrestrial habitats, water quality as well as heritage value, should be supported. Development proposals to impound and narrow waterways should be refused.

3.Development proposals should support and improve the protection of the distinct open character and heritage of waterways and their settings.

4.Development proposals into the waterways, including permanently moored vessels, should generally only be supported for water-related uses or to support enhancements of water-related uses.

5.Development proposals along London's canal network, docks, other rivers and water space (such as reservoirs, lakes and ponds) should respect their local character, environment and biodiversity and should contribute to their accessibility and active water-related uses. Development Plans should identify opportunities for increasing local distinctiveness and recognise these water spaces as environmental, social and economic assets.

On-shore power at water transport facilities should be considered at wharves and residential moorings to help reduce air pollution.

- **Policy A3 Biodiversity**
- The Council will protect and enhance sites of nature conservation and biodiversity. We will:

1. designate and protect nature conservation sites and safeguard protected and priority habitats and species;
2. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
3. seek the protection of other features with nature conservation value, including gardens, wherever possible;
4. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
5. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
6. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
7. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
8. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
9. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

- **Trees and vegetation**
- The Council will protect, and seek to secure additional, trees and vegetation. We will:

10. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
11. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
12. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
13. expect developments to incorporate additional trees and vegetation wherever possible.