Inez Daly
Graduate Ecologist
inezdaly@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Ecological Appraisal

Survey site:

Land at Cantelowes Gardens, Camden Road, London NW5 2AU

Client:

Sports Facility Planning and Design

Survey date:

7th October 2024

Project:

This report is prepared to inform a planning application with the London Borough of Camden. The proposal is described as:
The construction of a padel court and further enhancements.

Survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**
The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Inez Daly, Accredited Agent on Natural England Bat Licence Number 2018-33540 CLS-CLS					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/10/2024	17	74	25	11	None

Executive Summary

The site is not classified as a Site of Importance for Nature Conservation on any level (Metropolitan, Borough I, Borough II, Local). The site is not subject to any further designations. No notable habitats found on site.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A thorough check for badger evidence within a 30m buffer around the site was not possible due to the boundaries established by private gardens and rail lines.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see location plan in appendix 1, habitat plan in appendix 2, proposal plans in appendix 3 and photos in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	**Site context** The surveyed land at Cantelowes Garden, NW5 2AU (hereafter referred to as 'the site'), is centred on National Grid Reference TQ 2984 5075 and has an area of approximately 0.163ha. It is located within the Cantelowes Gardens Public Park which contains hardstanding paths and play areas, artificial football turf, a pavilion, a sand play pit, and modified grassland. Several mature trees (including elm) and saplings (including bradford pear, Norwegian maple, and ornamental ginko) line the paths throughout the gardens. Modified grassland is kept to a short sward with regular maintenance. The local landscape is residential urban, comprising private dwellings with gardens, and commercial buildings further afield. There is little direct connectivity from the site to the further landscape due to the urban surroundings. Parcels of private gardens are frequent throughout the locality; the closest gardens to the north are bordered by brick walls and timber fencing with no further access. The A503 road lies to the south and southeast of the Cantelowes Gardens; with segmented by numerous busy roads. There is a northwest to south train line located 40 m to the west of the site. To the author's knowledge no previous ecology reports have been produced for this site. **Habitat and site descriptions** A good portion of the site consists of a large artificial sand pit, which measures approximately 200sq m (Fig. 2-4, 9). The sand pit is to be removed to make way for the padel court. The sand pit is partially edged with wooden blocks flush to the ground with some sand spillage to the bordering grassland. There are no vegetative grown within the sand nor habitat for local species. There are several boulders fixed in place within the sand pit as play features. **u808 - Neighbourhood park**

The site is located within the neighbourhood park Cantelowes Gardens. The overall park contains a mosaic of hardstanding paths and play areas, artificial turf, a sand pit, green areas and trees. The site consists of three sections: the first and largest containing a portion of hardstanding paths, the majority of the sand pit, and modified and maintained grassland.

g108 – Frequently mown grasslands

The red line boundaries (excluding the fenced-off portion as described below) consist of modified grassland, maintained to a short sward of <7 cm. Species include perennial rye-grass (**D**), common daisy (**F**), sedge (**R**) and dandelions (**O**). At the time of survey no notable species were identified. The grassland is consistent throughout the site and the further Gardens. There are no significant verge habitats. The grassland to the north of the main site is supported by artificial grass cells which have become visible due to frequent footfall.

Group	Pass/fail criteria	Description
A: Vascular plant species per m^2	Fail	Less than 6-8 vascular plant species per m^2
B: Sward height and microclimates	Fail	Sward height of <7cm consistent throughout
C: Presence of scrub	Pass	No scrub present
D: Physical damage	Fail	Erosion caused by high levels of access covering over 5% of the total grassland area
E: Bare ground cover	Pass	Cover of bare ground between 1%-10%
F: Bracken cover	Pass	No bracken present
G: Invasive non-native plants	Pass	No invasive non-native plant species present

Total condition assessment: 4/7 (excluding criterion A) = Poor

g4 – Modified grassland

The modified grassland is divided from the rest of the gardens by a post and wire fence. The grassland contains perennial rye-grass (**D**), white clover (**A**), and dandelions (**O**). The sward length is maintained on a less rigorous schedule than the rest of the site; at time of survey the grassland was measured to an approximate height of 10 cm.

Group	Pass/fail criteria	Description
A: Vascular plant species per m^2	Fail	Less than 6-8 vascular plant species per m^2

<table>
<tr><td></td><td>
<table>
<tr><td>B: Sward height and microclimates</td><td>Pass</td><td>Sward height of >7cm with some variation throughout</td></tr>
<tr><td>C: Presence of scrub</td><td>Pass</td><td>No scrub present</td></tr>
<tr><td>D: Physical damage</td><td>Pass</td><td>None</td></tr>
<tr><td>E: Bare ground cover</td><td>Pass</td><td>Cover of bare ground between 1%-10%</td></tr>
<tr><td>F: Bracken cover</td><td>Pass</td><td>No bracken present</td></tr>
<tr><td>G: Invasive non-native plants</td><td>Pass</td><td>No invasive non-native plant species present</td></tr>
</table>
Total condition assessment: 6/7 (excluding criterion A) = Poor
There are six saplings contained within the boundaries, all of which are <7.5cm in diameter at breast height. No further assessments needed.
<u>u1b – Artificial sealed surface</u>
Pathways consist paved hardstanding. Two picnic tables attached to concrete slabs are included within the site boundaries.
</td></tr>
<tr><td>Foreseen Impacts</td><td>On-site habitats
The habitats on site are widespread and not notable. Plant species found on site are common with no protected species found. Due to the regular maintenance and footfall on site it is unlikely for notable plant species to be impacted. No impacts to designated or statutory sites are foreseen. The loss of modified grassland, nearby ornamental hedgerow and the sand pit are unlikely to affect local animal and invertebrate populations.

Notable habitats
No direct impacts to any notable habitats will occur as a result of the proposed development. However, indirect effects to the surrounding environment (e.g. pollution, dust, litter, surface run off, light pollution, etc.) could occur to surrounding habitats during construction.</td></tr>
<tr><td>Recommendations</td><td>On-site habitats
No trees are scheduled for removal and as such no further surveys are required. Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). BNG requirements to be assessed. Consider replacing any new proposed hardstanding with grasscrete.
Notable habitats</td></tr>
</table>

<table>
<tr><td></td><td>Best practice measures to minimise the possibility of pollution affecting the nearby environment be implemented during construction. A Construction Environment Management Plan (CEMP) may be required as a condition of consent.</td></tr>
<tr><td colspan="2">Locality and Designated Sites</td></tr>
<tr><td>Summary of Survey Findings</td><td>The site is not subject to any designation, and there are no known statutory sites nearby.
The following designated sites within 2.5 km are as listed:
<table>
<tr><th>Site Name</th><th>Distance from site</th><th>Description</th></tr>
<tr><td>Barnsbury Wood, LNR</td><td>1.4 km southeast</td><td>Successional woodland hosting a variety of bird, amphibian and invertebrate species</td></tr>
<tr><td>Camley Street Nature Park LNR</td><td>1.5 km south</td><td>Mosaic of woodland, grassland and wetland habitats. Supports a wide variety of flora and fauna, including enhancements for nesting waterfowl (installed floating reedbeds).</td></tr>
<tr><td>Adelaide Nature Reserve LNR</td><td>1.9 km west</td><td>Contains a summer meadow, pond, scrub and a small woodland.</td></tr>
<tr><td>Belsize Wood LNR</td><td>2 km northwest</td><td>Public and limited access to woodlands including large amounts of regenerating trees, bramble, and native herbs. A small pond hosts native aquatic plants and a variety of songbirds.</td></tr>
<tr><td>Gillespie Park LNR</td><td>2.3 km northeast</td><td>Home to 244 plant species, 94 bird species, and 24 butterfly species. Contains ponds, woodland and meadows.</td></tr>
</table>
No national network sites (SAC, SPA, Ramsar) are located within 2.5km.</td></tr>
<tr><td>Foreseen Impacts</td><td>No impacts foreseen.</td></tr>
<tr><td>Recommendations</td><td>None required.</td></tr>
<tr><td colspan="2">Invasive / Non-native species</td></tr>
<tr><td>Summary of Survey Findings</td><td>No problematic invasive and non-native species recorded on site.</td></tr>
<tr><td>Foreseen Impacts</td><td>N/A</td></tr>
<tr><td>Recommendations</td><td>No further surveys but remain vigilant.</td></tr>
<tr><td colspan="2">Invertebrates</td></tr>
<tr><td>Summary of Survey Findings</td><td>No habitat for protected or notable invertebrates found on site.</td></tr>
<tr><td>Foreseen Impacts</td><td>None foreseen.</td></tr>
</table>

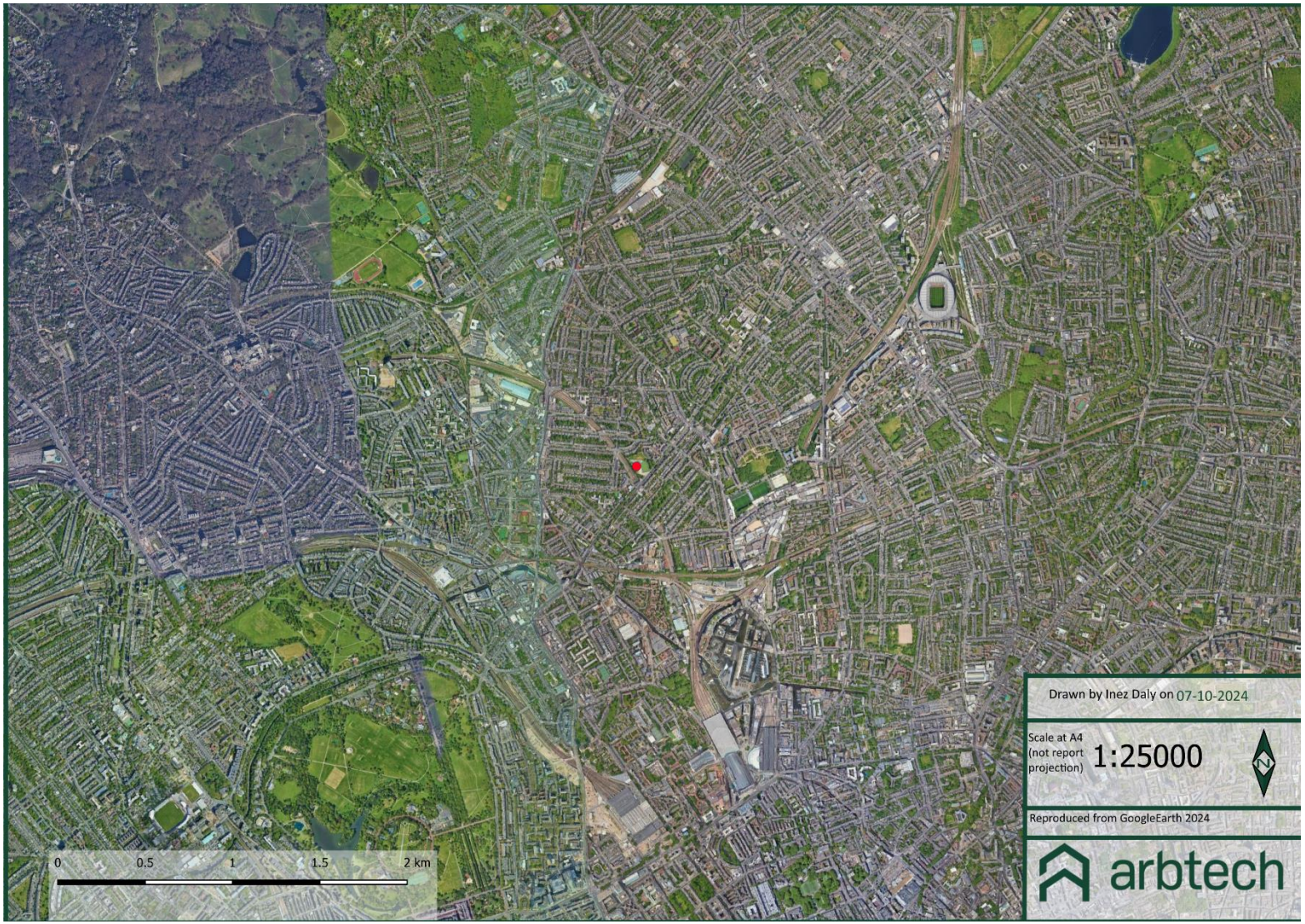
<table>
<tr><td>Recommendations</td><td>No further surveys. Proposed plans include the planting of native species within fenced modified grassland to enhance foraging opportunities for invertebrates.</td></tr>
<tr><td colspan="2">Bats</td></tr>
<tr><td>Summary of Survey Findings</td><td>Bats are known to reside in Regent’s park, located 1.6 km southwest from site. Bats may use roosting features in mature trees that are unable to be seen at ground level; at the time of survey, no mature trees are scheduled for removal under current plans. Bats may use the edges of the Cantelowes Gardens and the internal tree lines for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site and commuting around the area.
There are 11 EPSLs for bats within 4 km of the site.
<table>
<tr><th>License reference</th><th>Species affected</th><th>Distance from site</th><th>Licence allowance</th></tr>
<tr><td>2017-30911-EPS-MIT</td><td>Soprano pipistrelle (SPIP)</td><td>2 km south</td><td>Destruction of a resting place</td></tr>
<tr><td>EPSM2012-4961</td><td>Common pipistrelle (CPIP), SPIP</td><td>2.3 km west</td><td>Destruction of a resting place</td></tr>
<tr><td>2014-6253-EPS-MIT</td><td>CPIP</td><td>2.8 km south</td><td>Destruction of a resting place</td></tr>
<tr><td>EPSM2012-4961</td><td>CPIP, SPIP</td><td>3 km southwest</td><td>Destruction of a resting place</td></tr>
<tr><td>EPSM2010-2225</td><td>CPIP</td><td>3 km north</td><td>Destruction of a resting place</td></tr>
<tr><td>2015-9230-EPS-MIT</td><td>CPIP, SPIP</td><td>3.2 km southwest</td><td>Destruction of a resting place</td></tr>
<tr><td>EPSM2010-2134</td><td>CPIP, SPIP</td><td>3.5 km west</td><td>Destruction of a resting place</td></tr>
<tr><td>2016-20176-EPS-MIT</td><td>CPIP, SPIP</td><td>3.6 km northeast</td><td>Destruction of a resting place</td></tr>
<tr><td>2019-41271-EPS-MIT</td><td>CPIP</td><td>3.7 km southwest</td><td>Destruction of a resting place</td></tr>
<tr><td>EPSM2012-4532</td><td>SPIP</td><td>3.8 km northwest</td><td>Destruction of a resting place</td></tr>
<tr><td>2015-14984-EPS-MIT</td><td>CPIP</td><td>4 km southeast</td><td>Damage and destruction of a resting place</td></tr>
</table></td></tr>
<tr><td>Foreseen Impacts</td><td>The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting or foraging bats. No trees with roosting features are scheduled to be damaged or removed.</td></tr>
<tr><td>Recommendations</td><td>As no suitable roosting habitat is being removed and minimal foraging habitat is to be affected no further bat surveys are required.</td></tr>
</table>

	A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, birds could use the scattered trees and ruderal herb for nesting. Ivy at the south of the pavilion may be used for nesting. One loose soffit is visible on the southwestern corner of the pavilion which could be exploited by small nesting birds. The ivy on the southern elevation of the pavilion may be suitable for small nesting birds. No habitat for schedule 1 birds was observed.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
Reptiles	
Summary of Survey Findings	Suitable habitat for reptiles is limited by the short sward maintained throughout the site. There are no suitable verge habitats due to consistent maintenance of the gardens, including non-native hedgerows occasionally bordering the site. No suitable basking habitat found.
Foreseen Impacts	No impacts foreseen.
Recommendations	No further surveys required but remain vigilant. The longer sward length within the fenced-off modified grassland may encourage reptiles to populate this area, however the small size of the area is not expected to exceed more than 200 sq m, which will limit the number of reptiles that may occupy the space. If reptiles are identified on site at time of works, all works must stop, and the named ecologist contacted.
Amphibians	
Summary of Survey Findings	There are no aquatic features on site. There are no connective waterways to or from the site. All bordering roads are curbed, segmenting any nearby habitats. The railway to the west enters a tunnel south of the site and is partitioned

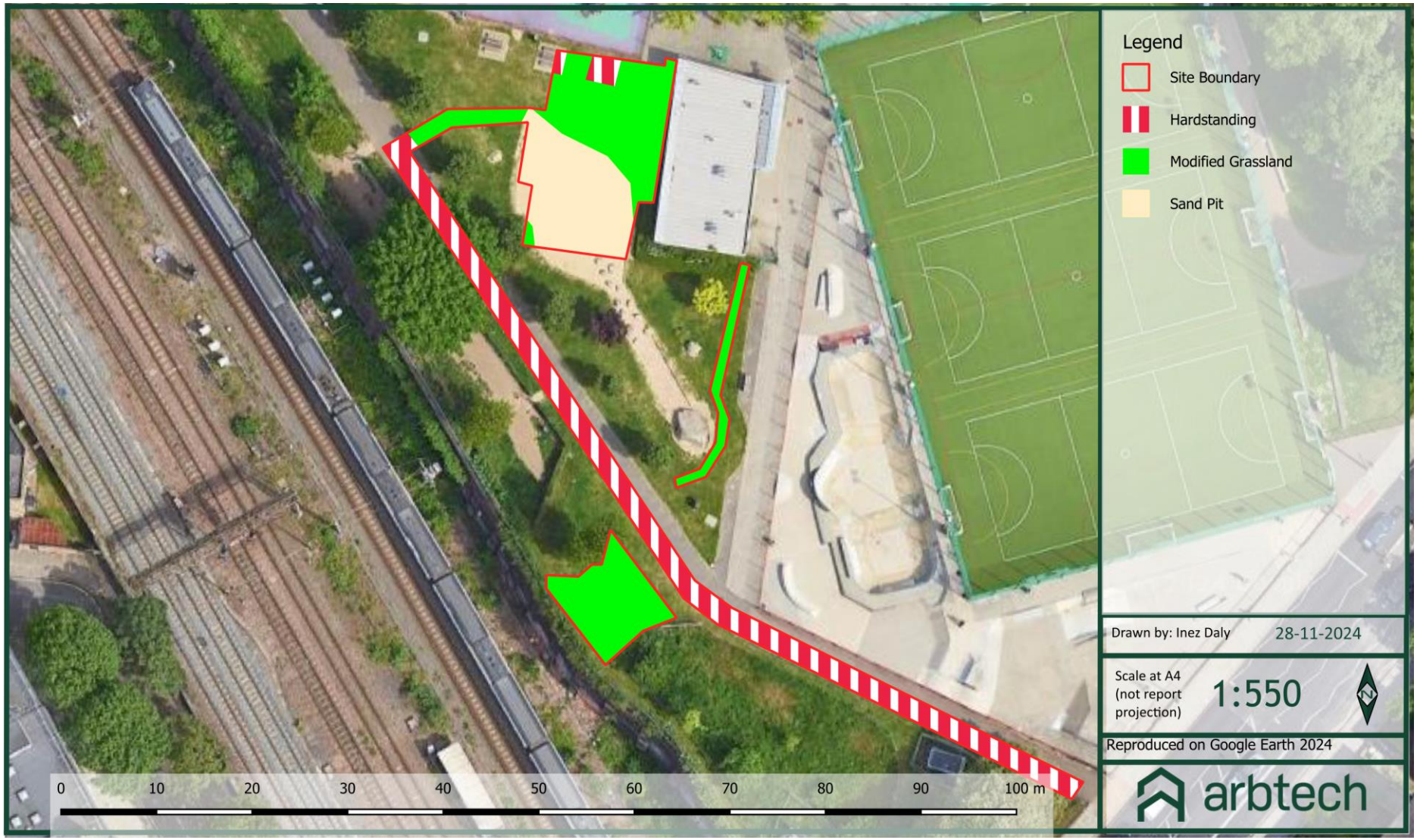
	from the site via a steep wall, preventing access for amphibians. There are no great crested newt European Protected Species License (EPSL) within 2km.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys are required.
Badger	
Summary of Survey Findings	No evidence of badgers (foraging evidence, sett construction, or latrines) was found on site. Badgers may use the linear features of the Gardens' boundary to commute to and from setts, if nearby. Modified grassland may provide limited foraging opportunities for badgers. The new wildflower meadow, once established, may create invertebrate populations that can be predated by badgers.
Foreseen Impacts	None foreseen.
Recommendations	Basic precautionary mitigation during works is recommended: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified within 30m, works must cease and advise must be sought from a suitably qualified ecologist.
Riparian animals	
Summary of Survey Findings	There are no watercourses on or connected to the site.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	N/A
Hazel dormouse	
Summary of Survey Findings	No suitable habitat on site for hazel dormice. No further connectivity to potential dormouse habitat. There are no dormouse European Protected Species License (EPSL) within 4km.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None.
Other e.g. hedgehog	

Summary of Survey Findings	Hedgehogs are present within Regent's park (1.6 km southwest). There may be opportunities for commuting throughout the site via private gardens if connective access is possible. However, the lack of suitable ruderal herb and woodland habitat on site lowers the chances of hedgehogs being present on site and as such the value of the site for hedgehogs is low. No foraging evidence or scat were found during the survey.
Foreseen Impacts	A small section of hedge lining the pavilion is expected to be removed, along with areas of modified grass on site. The loss of such habitat is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	Similar to badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

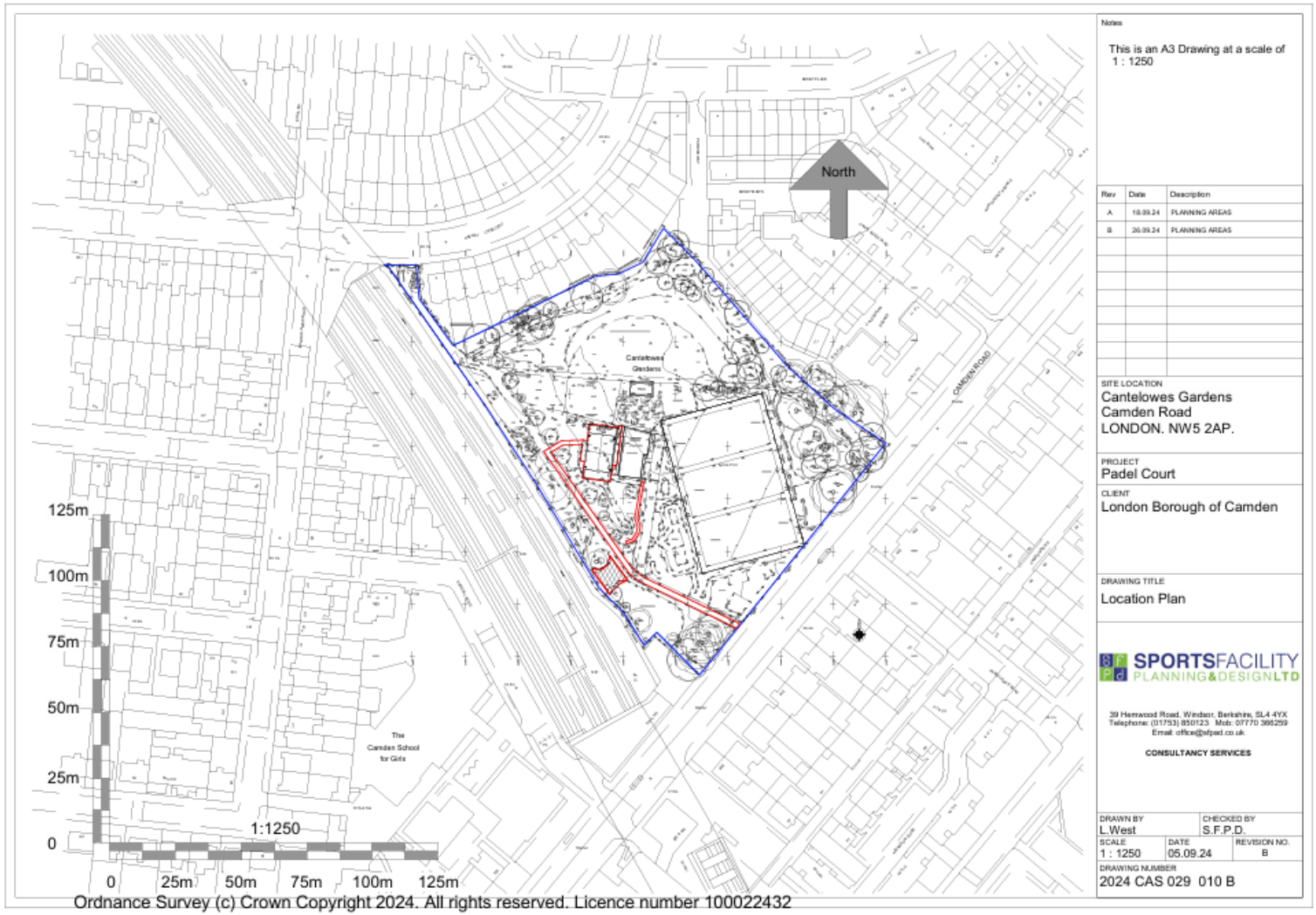
Appendix 1: Location map



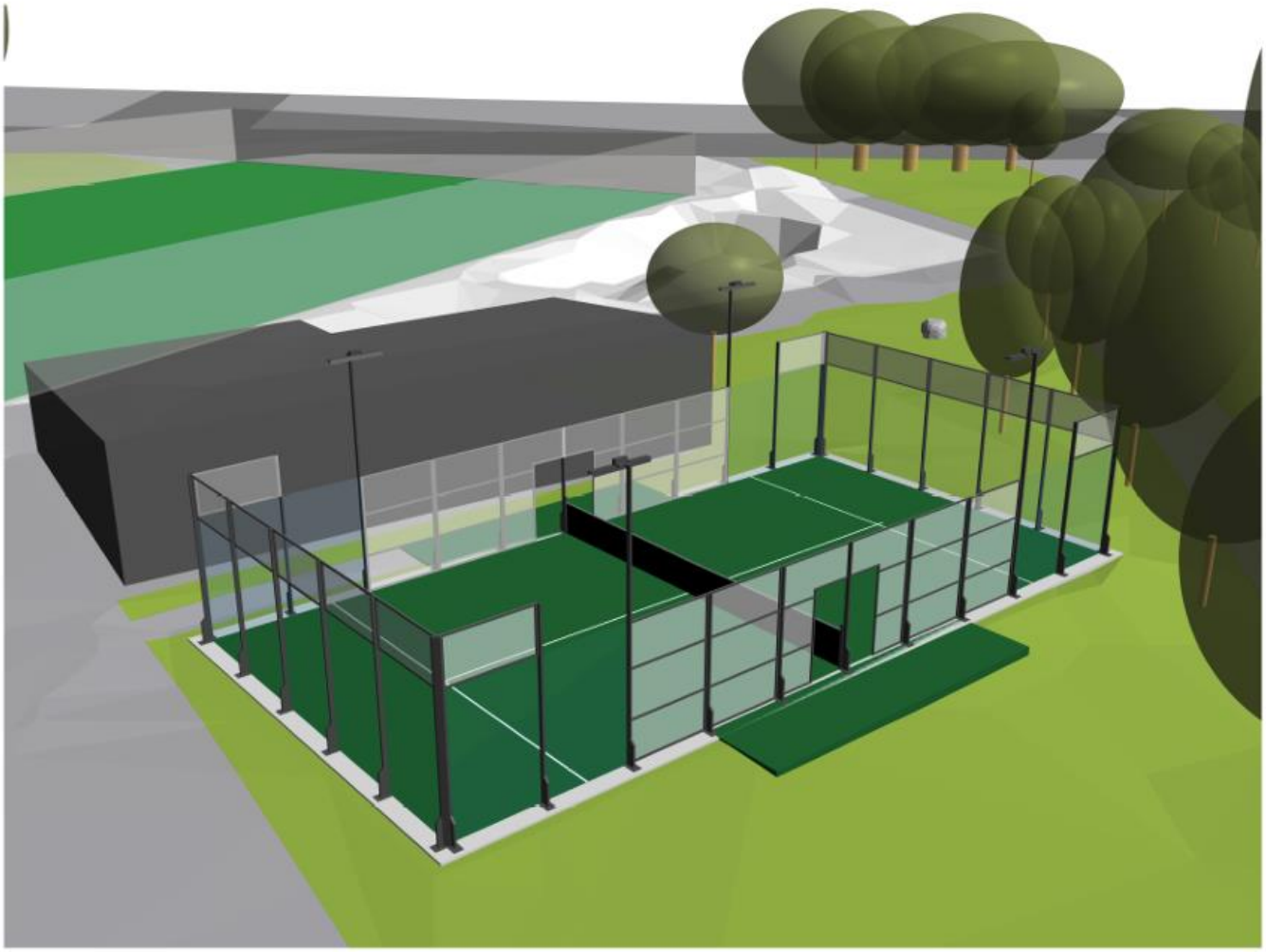
Appendix 2: Survey/Habitat map



Appendix 3: Proposed plan




Cantelowes
Gardens
Play Area
Pavilion
Sports Pitch
Pandian Way
S Br
SPAVELL ROAD
1:200
0 4m 8m 12m 16m 20m
Cantelowes Gardens
Camden Road
LONDON. NW5 2AP.
Padel Court
London Borough of Camden
Proposed Layout
SPORTSFACILITY PLANNING & DESIGN LTD
L.West
S.F.P.D.
1 : 200
05.09.24
2024 CAS 029 013 A



1 Proposed 3d Sketch 1

Notes

This is an A3 Drawing Sheet.

Note : 3D Visualisations cannot be scaled on a linear basis.

Rev	Date	Description
A	18.09.24	PADEL FRAMING - BLACK

SITE LOCATION
Cantelowes Gardens
Camden Road
LONDON. NW5 2AP.

PROJECT
Padel Court

CLIENT
London Borough of Camden

DRAWING TITLE
Proposed 3d View 1

SPORTSFACILITY PLANNING&DESIGNLTD

39 Hernwood Road, Windsor, Berkshire, SL4 4YX
Telephone: (01753) 850123 Mob: 07770 366259
Email: office@sfpad.co.uk

CONSULTANCY SERVICES

DRAWN BY	CHECKED BY
L.West	S.F.P.D.

SCALE	DATE	REVISION NO.
	05.09.24	A

DRAWING NUMBER
2024 CAS 029 022 A

Appendix 4: Photos

Figure 1. Current boundaries for wildlife planting, facing west.	
Figure 2. Hardstanding and modified grassland to the south of the sand pit. Pavilion visible at centre.	

Figure 3. Sand pit, facing northeast.	
Figure 4. Northern boundary of sand pit, west of pavilion. Facing south.	

Figure 5. North site boundary, facing south.	
Figure 6. Pavilion, southwest elevation. Successional ivy and rose bushes included.	

Figure 7. Southwestern corner of the pavilion. Potential nesting habitat for birds.	

Figure 8. South elevation of the pavilion. Potential nesting habitat for birds.	
Figure 9. Verge habitats at sand pit.	 

Figure 10. Verge habitats at northern site boundaries. Worn areas show grass cells.	 
Figure 11. Clumps of sedges at northern edge of sand pit.	

Figure 12. Example of limited variety of species within modified grassland.	

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Inez Daly, Graduate Ecologist, BA (Hons), Accredited Agent on Natural England Bat Licence Number 2018-33540 CLS-CLS	07/10/2024
Draft	0.2	Fay Brotherhood, BSc (Hons) MSc, FISC4, Consultant Ecologist, Accredited Agent on Level 2 Natural England Licence Number: 2018-33540-CLS-CLS	26/10/2024
Final	1.0	Inez Daly, Graduate Ecologist, BA (Hons), Accredited Agent on Natural England Bat Licence Number 2018-33540 CLS-CLS	28/11/2024